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Executive Summary Report

Appraisal Date 1/1/2008 - 2008 Assessment Roll

Area Name / Number: Bothell/E Kenmore / 38

Previous Physical Inspection: 2002

Sales - Improved Summary:

Number of Sales: 1082

Range of Sale Dates: 1/2005 - 12/2007

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2007 Value	\$169,400	\$249,400	\$418,800	\$479,900	87.3%	13.01%
2008 Value	\$220,300	\$257,300	\$477,600	\$479,900	99.5%	10.02%
Change	+\$50,900	+\$7,900	+\$58,800		+12.2%	-2.99%
% Change	+30.0%	+3.2%	+14.0%		+14.0%	-22.98%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of – 2.99% and –22.98% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2007 or any existing residence where the data for 2007 is significantly different from the data for 2008 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2007 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2007 Value	\$183,800	\$217,100	\$400,900
2008 Value	\$235,600	\$213,800	\$449,400
Percent Change	+28.2%	-1.5%	+12.1%

Number of improved Parcels in the Population: 5848

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2007 or 2008 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

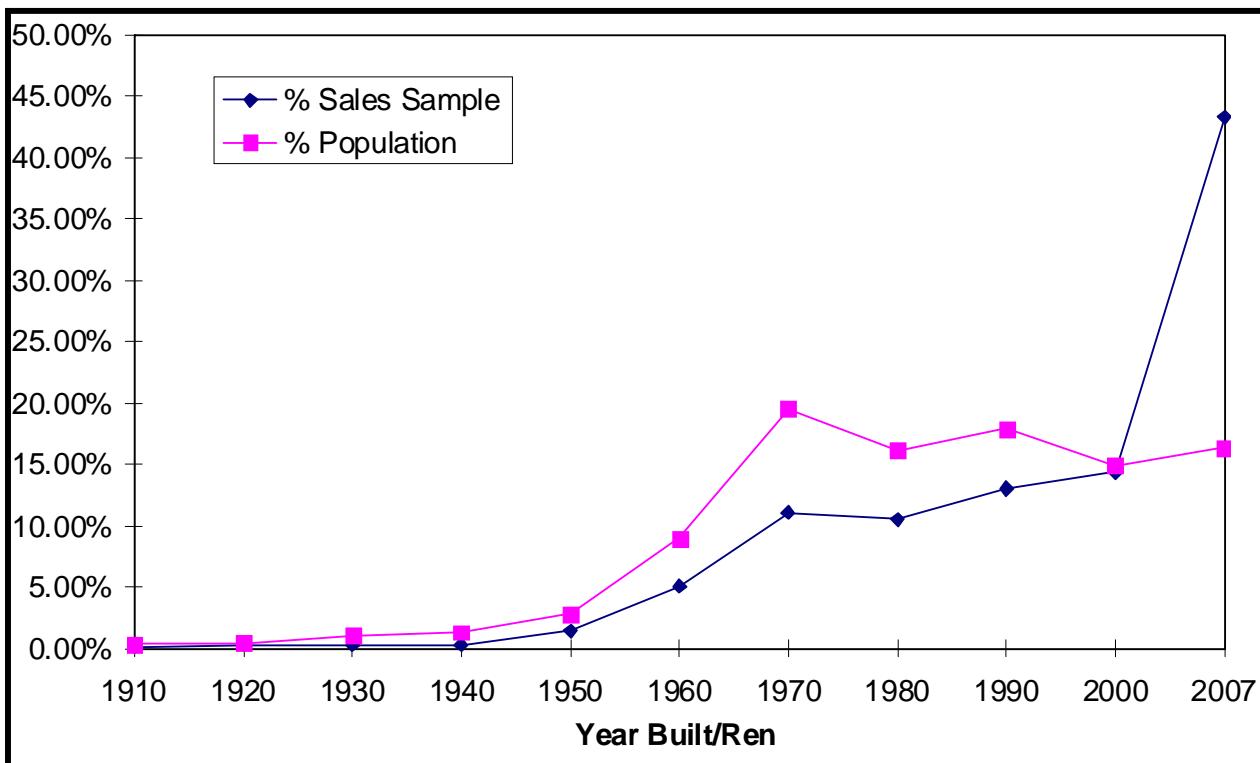
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2008 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.18%
1920	3	0.28%
1930	3	0.28%
1940	3	0.28%
1950	16	1.48%
1960	55	5.08%
1970	120	11.09%
1980	114	10.54%
1990	141	13.03%
2000	156	14.42%
2007	469	43.35%
	1082	

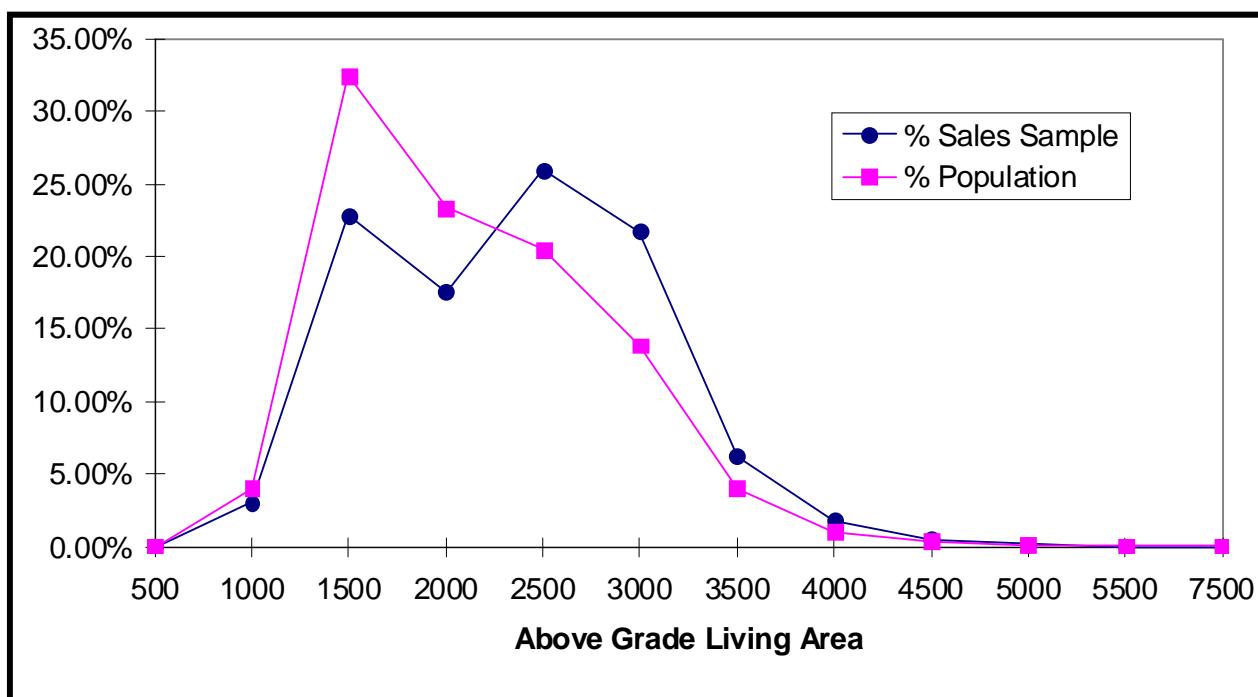
Population		
Year Built/Ren	Frequency	% Population
1910	22	0.38%
1920	28	0.48%
1930	63	1.08%
1940	77	1.32%
1950	165	2.82%
1960	525	8.98%
1970	1143	19.55%
1980	947	16.19%
1990	1047	17.90%
2000	874	14.95%
2007	957	16.36%
	5848	



Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. Sales of homes from the 1960s through the 1990s are under-represented in this sample.

Sales Sample Representation of Population - Above Grade Living Area

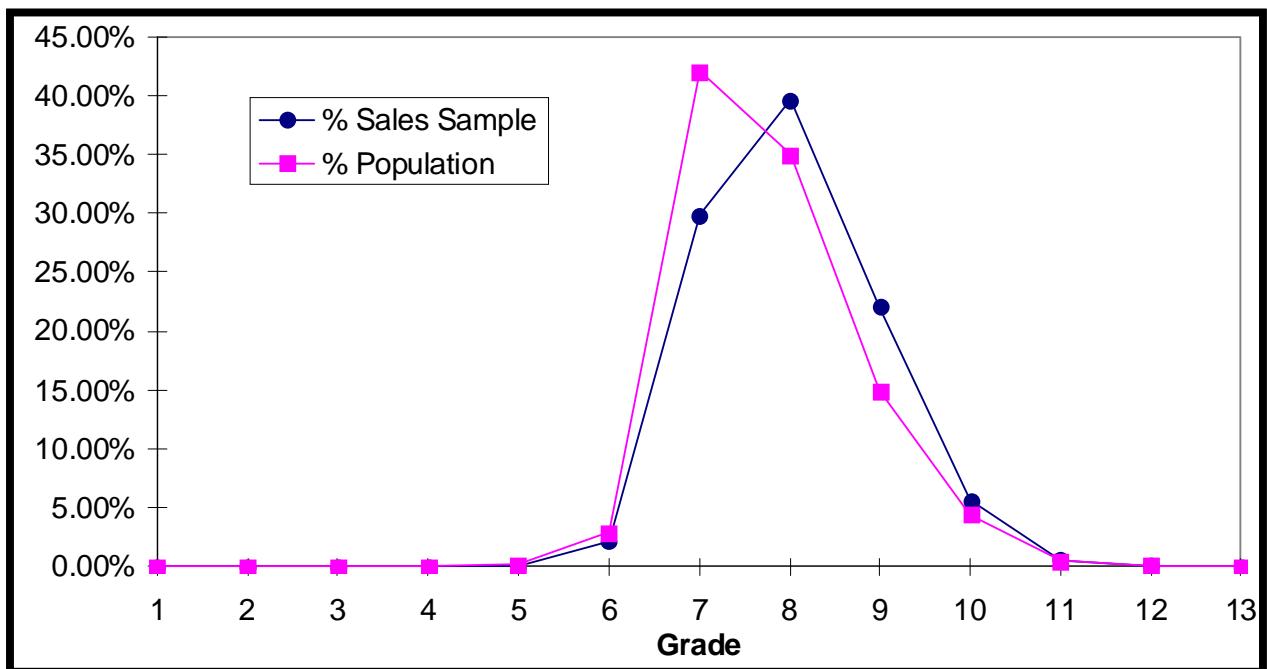
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	1	0.02%
1000	33	3.05%	1000	235	4.02%
1500	247	22.83%	1500	1897	32.45%
2000	190	17.56%	2000	1366	23.37%
2500	281	25.97%	2500	1198	20.49%
3000	235	21.72%	3000	812	13.89%
3500	68	6.28%	3500	235	4.02%
4000	20	1.85%	4000	63	1.08%
4500	6	0.55%	4500	25	0.43%
5000	2	0.18%	5000	8	0.14%
5500	0	0.00%	5500	2	0.03%
7500	0	0.00%	7500	4	0.07%
1082			5846		



The sales sample frequency distribution follows the population distribution somewhat closely with regard to Above Grade Living Area. Homes between 2500 and 3000 square feet are over-represented as the newer homes are frequently about 1000 square feet larger than older homes. This distribution is acceptable for both accurate analysis and appraisals.

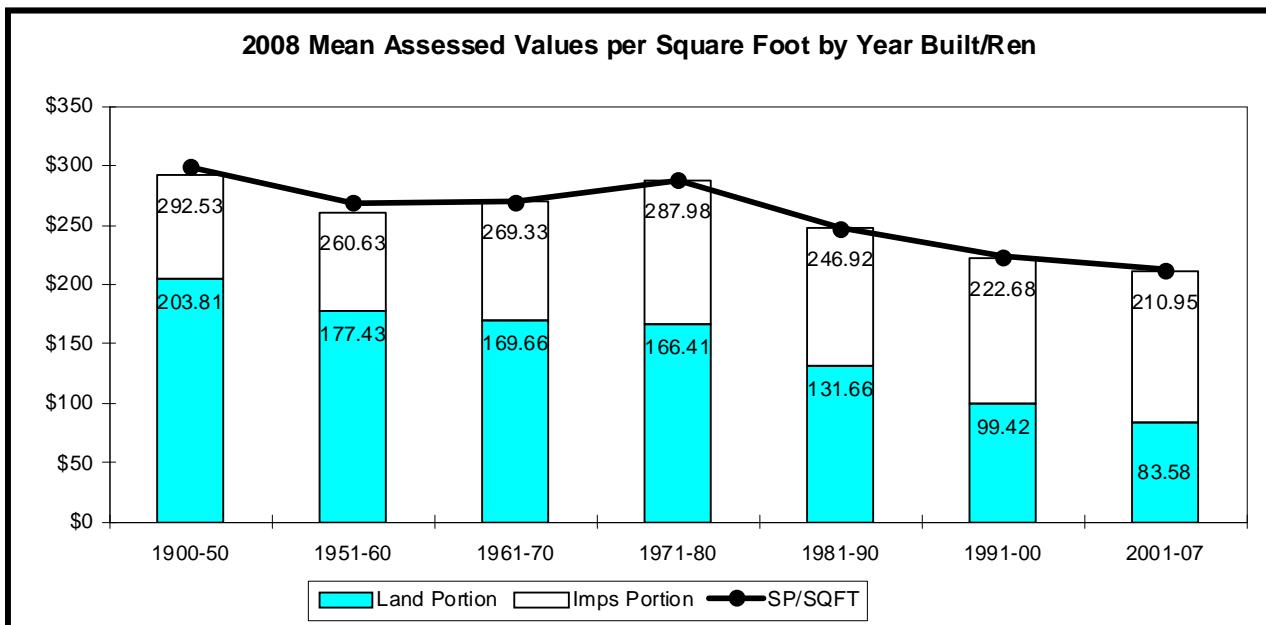
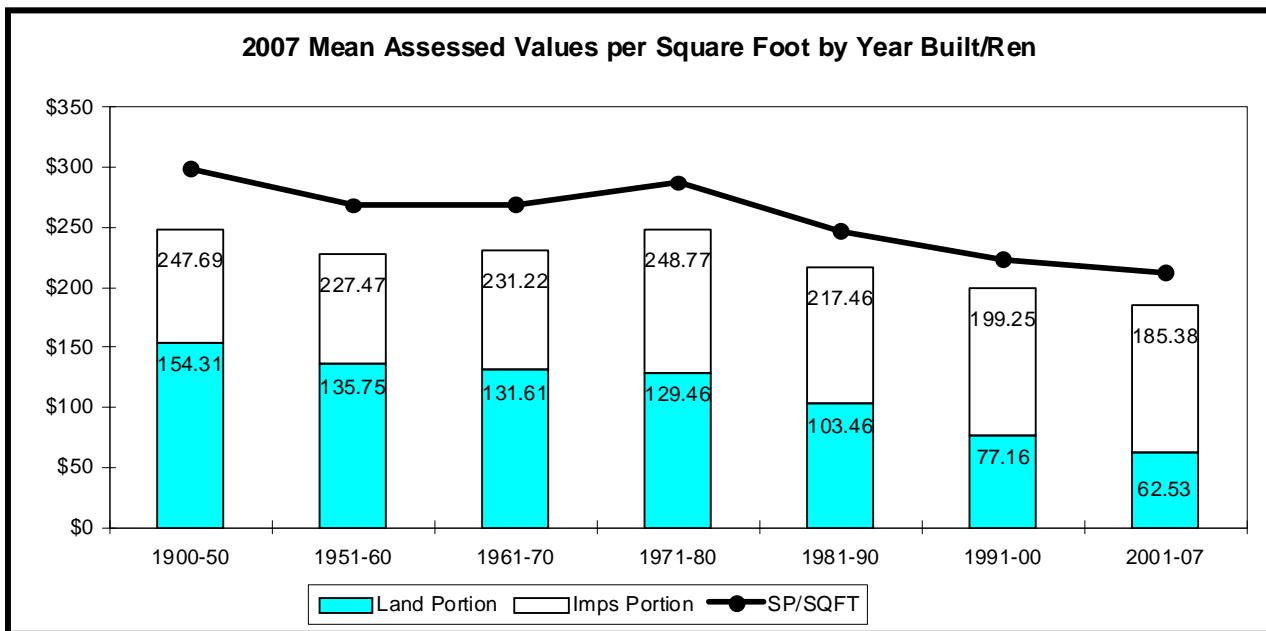
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.02%
5	0	0.00%	5	11	0.19%
6	23	2.13%	6	170	2.91%
7	323	29.85%	7	2458	42.03%
8	429	39.65%	8	2043	34.94%
9	239	22.09%	9	871	14.89%
10	61	5.64%	10	261	4.46%
11	6	0.55%	11	29	0.50%
12	1	0.09%	12	4	0.07%
13	0	0.00%	13	0	0.00%
		1082			5848



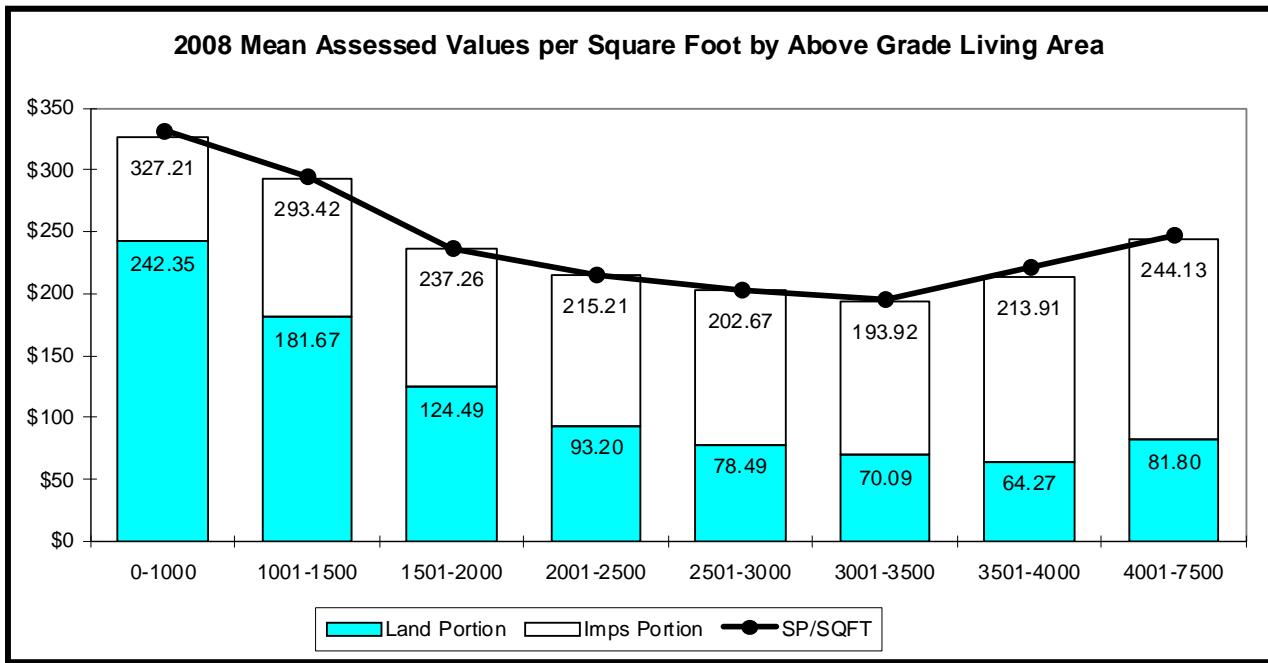
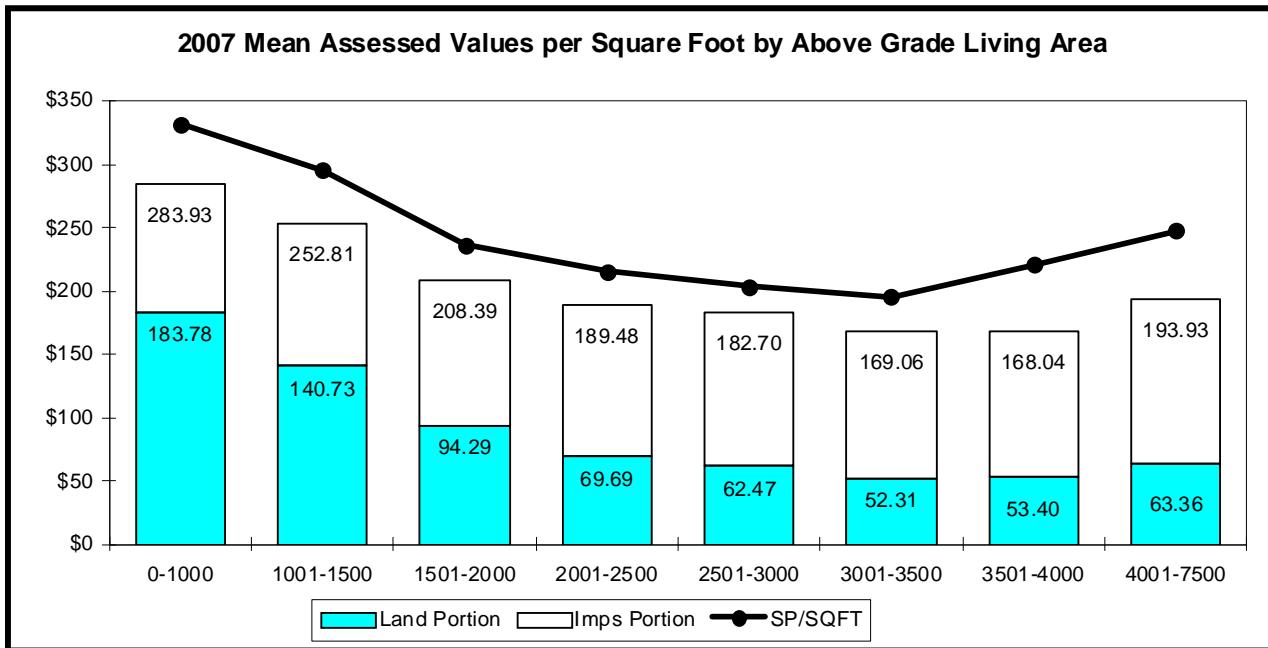
The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grade. New homes are on average one grade higher than older ones. This distribution is acceptable for both accurate analysis and appraisals.

Comparison of 2007 and 2008 Per Square Foot Values by Year Built or Year Renovated



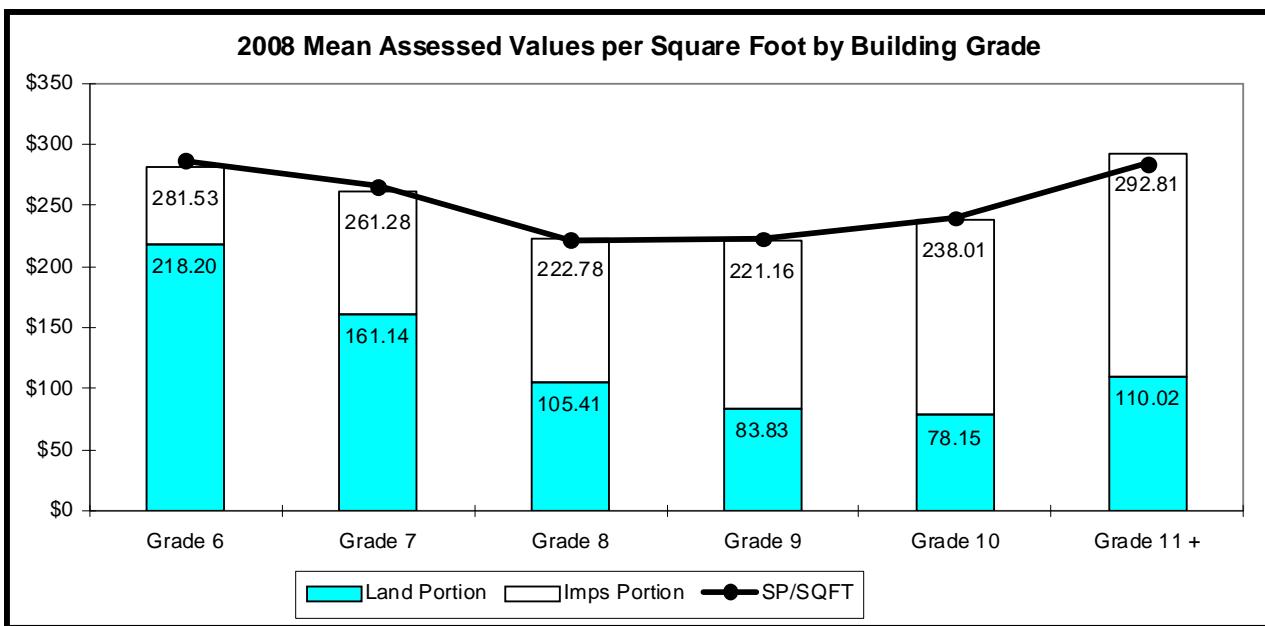
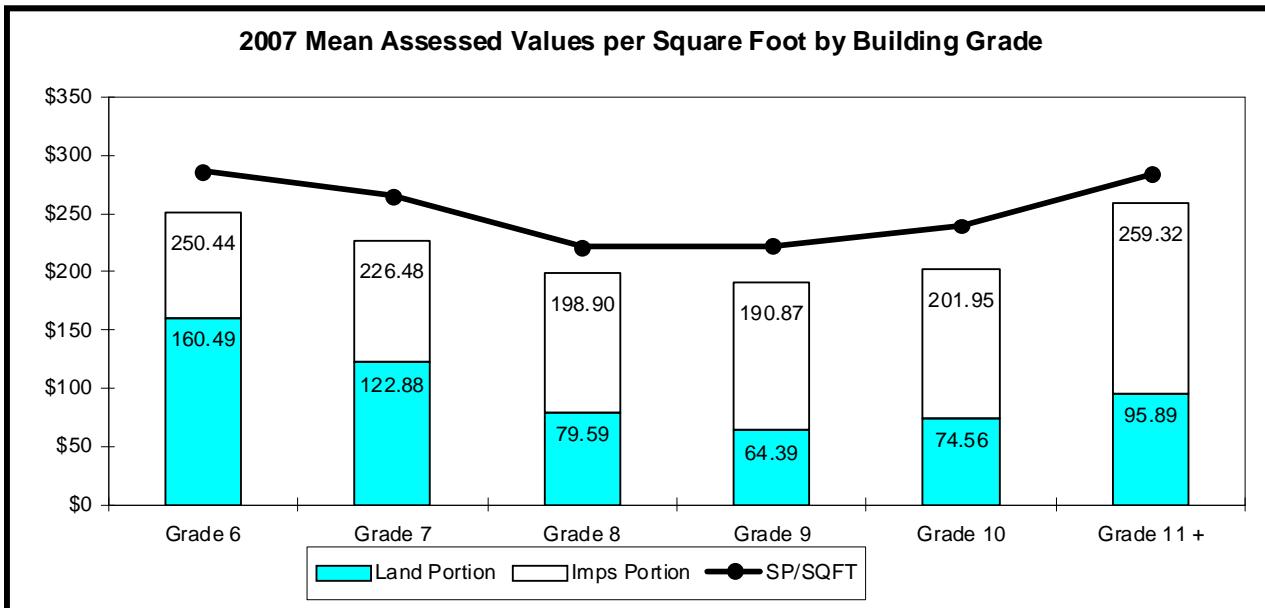
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values by Above Grade Living Area



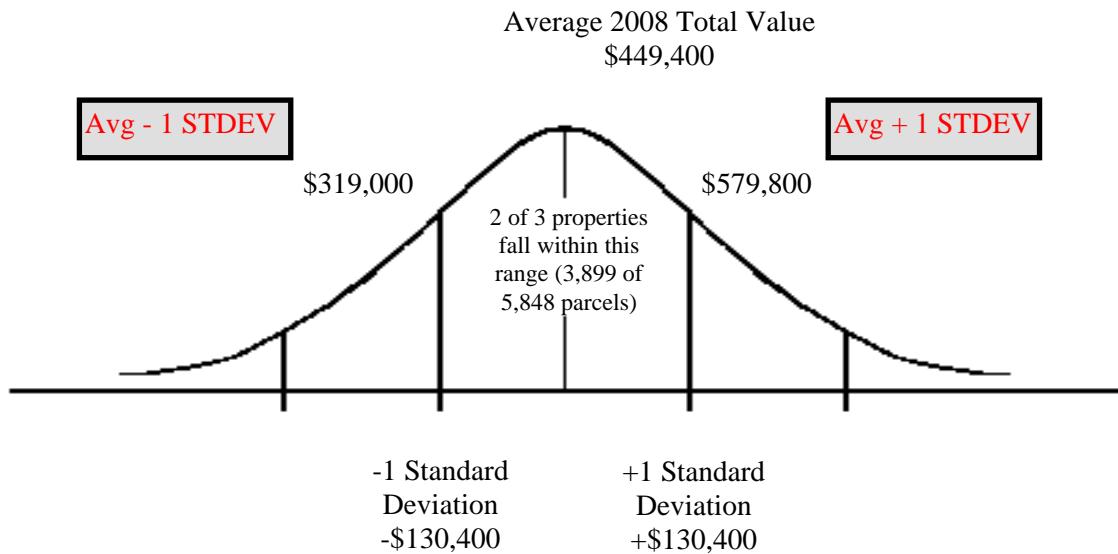
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

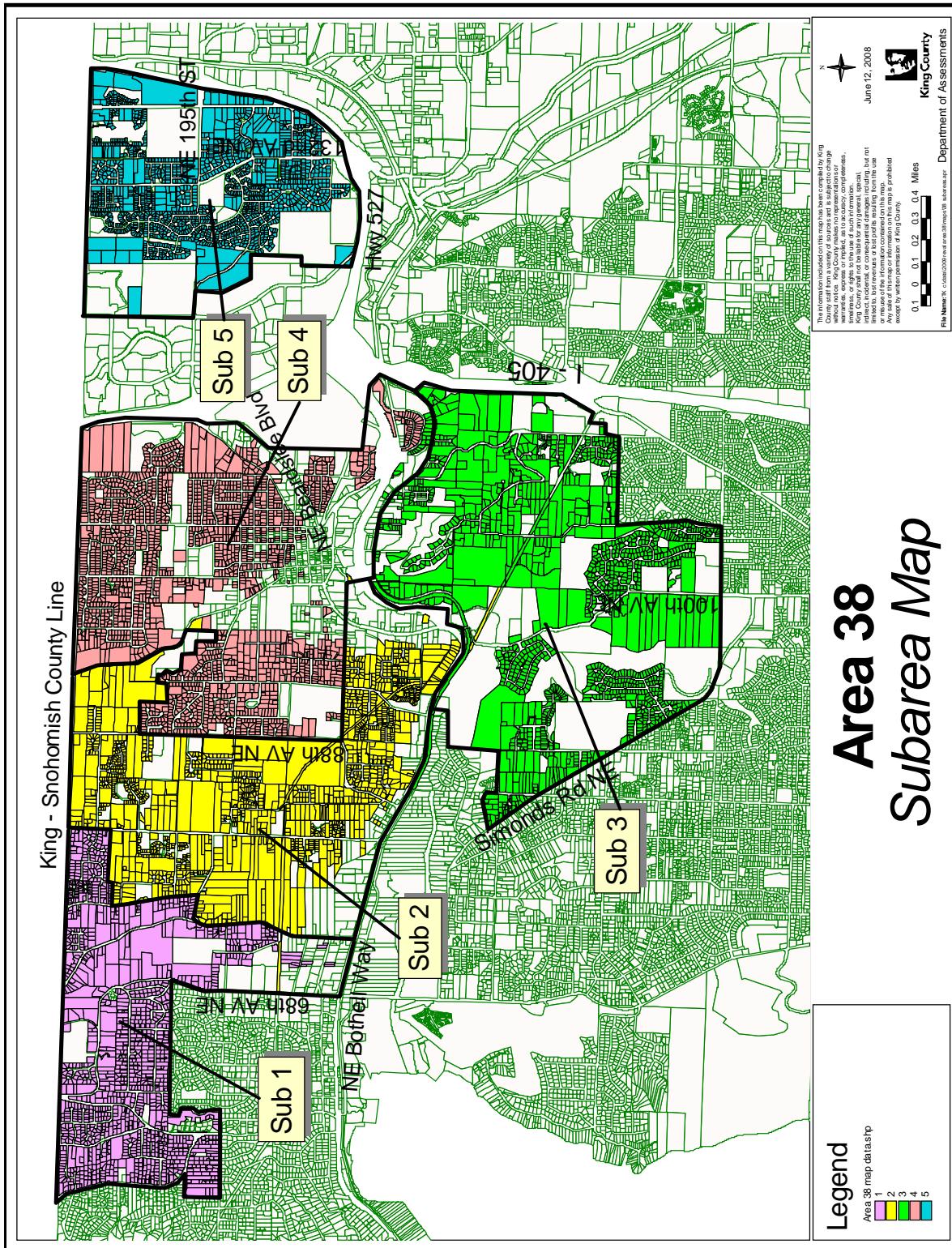
Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2007 or 2008 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map



Analysis Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: June 12, 2008

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2005 to 12/2007 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments averaged any net changes over that time period.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area Name: Bothell/E Kenmore

Boundaries: This area is bounded on the north by the north King County line, on the east by Highway 522 and I-405, NE 157th St, 105th Ave NE, NE 145th St, 100th Ave NE, on the southwest by NE Simonds Rd to Bothell Way, then 68th Ave NE to NE 195th St to 56th Ave NE.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 38 is located north and east of Lake Washington with a common boundary with Snohomish County. The area is fairly homogeneous and suburban in nature. It has a range of building grades from 3 to 12 with the majority being grades 7 and 8. Over half of the homes in the area have been built since 1970. The western part of the area is influenced by proximity to Lake Washington. Other influences are a business corridor along Bothell Way, the Bothell Central Business District, the Woodinville Central Business District, the Sammamish Slough and Burke-Gilman Trail, Wayne Golf Course, University of Washington – Bothell and several parks. The most desirable locations are Norway Hill and view lots near the northeast border of Kenmore.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2008 recommended values. This study benchmarks the current assessment level using 2007 posted values. The study was also repeated after application of the 2008 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 13.01% to 10.02%.

Scope of Data

Land Value Data:

Vacant sales from 1/2005 to 12/2007 were given primary consideration for valuing land. There were 101 land sales used to develop a model for the area. In addition to single site sales, there were several larger land sales that are currently being platted or in preliminary preparation stage. These include some multi-parcel and tear down sales. Other multi-parcel sales where development is not currently underway were not used in the analysis. All land sales were verified by field review and buyer or seller contacted when possible.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 7256 parcels in the area of which 1185 are vacant. The majority of the parcels are located in plats. The predominant zoning in the area is R4 through R6 with the typical lot size in these zoning classifications being about 10,000 square feet. Sales indicate a benchmark value of \$230,000 for a lot of that size. The values for standard lots in the area based on a single site on a lot without adjustments, range between \$200,000 and \$300,000. Older plats and tax lots, particularly in the Swamp Creek area often have lots of an acre or more, particularly in areas that have only recently had sewer availability. A fair percentage of the lots are double or more in size according to the zoning and with short or long plat potential. There is clear market evidence that lots with an additional site(s) are in high demand by builders. Such lots that have not yet been developed have been valued at the highest and best use, which is as additional sites less development costs. Where an existing residence is of average or better quality and located in such a way as to make additional site(s) unfeasible, the land was valued as one site.

Two neighborhoods were identified in this area that indicated a needed adjustment above the benchmark values. Neighborhood 6 is located in the most desirable location of Norway Hill called Promontory Point along with a few adjoining parcels. Some of the desirable features include views, larger lots, privacy and a larger percentage of newer and higher quality homes than in other neighborhoods. Neighborhood 2 makes up the remainder of Norway Hill, for the most part with lesser views and lower quality homes than Neighborhood 6. Neighborhood 4 is located in Subarea 5 and includes all of Holly Hills, a mobile home tract north of Woodinville. Nearly all of the lots in this tract were given a standard value of \$130,000. Three other neighborhoods had been previously coded from the prior revalue in 2002. These indicated no further adjustments from the benchmark values were needed.

The market impact of sales with views was greatest in the Norway Hill neighborhood and minimal elsewhere. Throughout the area there were properties with fair views of Lake Washington but none greater than fair. Sales of properties impacted by traffic noise indicate a downward adjustment depending on the severity of noise level. Properties on the Sammamish Slough were given the benchmark value plus \$1600 per waterfront foot.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

BASE LAND	PARCEL SIZE (sq ft)	VALUE
	< 3000	\$1,000
	3000-4999	\$200,000
	5000-6999	\$210,000
	7000-8999	\$220,000
	9000-11999	\$230,000
	12000-15999	\$240,000
	16000-21999	\$250,000
	22000-29999	\$260,000
	30000-43559	\$280,000
	> 43559	\$300,000

AREA 38 ADJUSTMENTS

Lake Washington Views

Fair	+ \$35,000
Average	+ \$50,000
Good	+ \$75,000
Excellent	+ \$105,000

Mountain/Territorial Views (not applied if property has Lake Washington views)

Average	+ \$10,000
Good	+ \$15,000
Excellent	+ \$15,000

Traffic Noise

Moderate	- \$10,000
High	- \$20,000
Extreme	- \$60,000

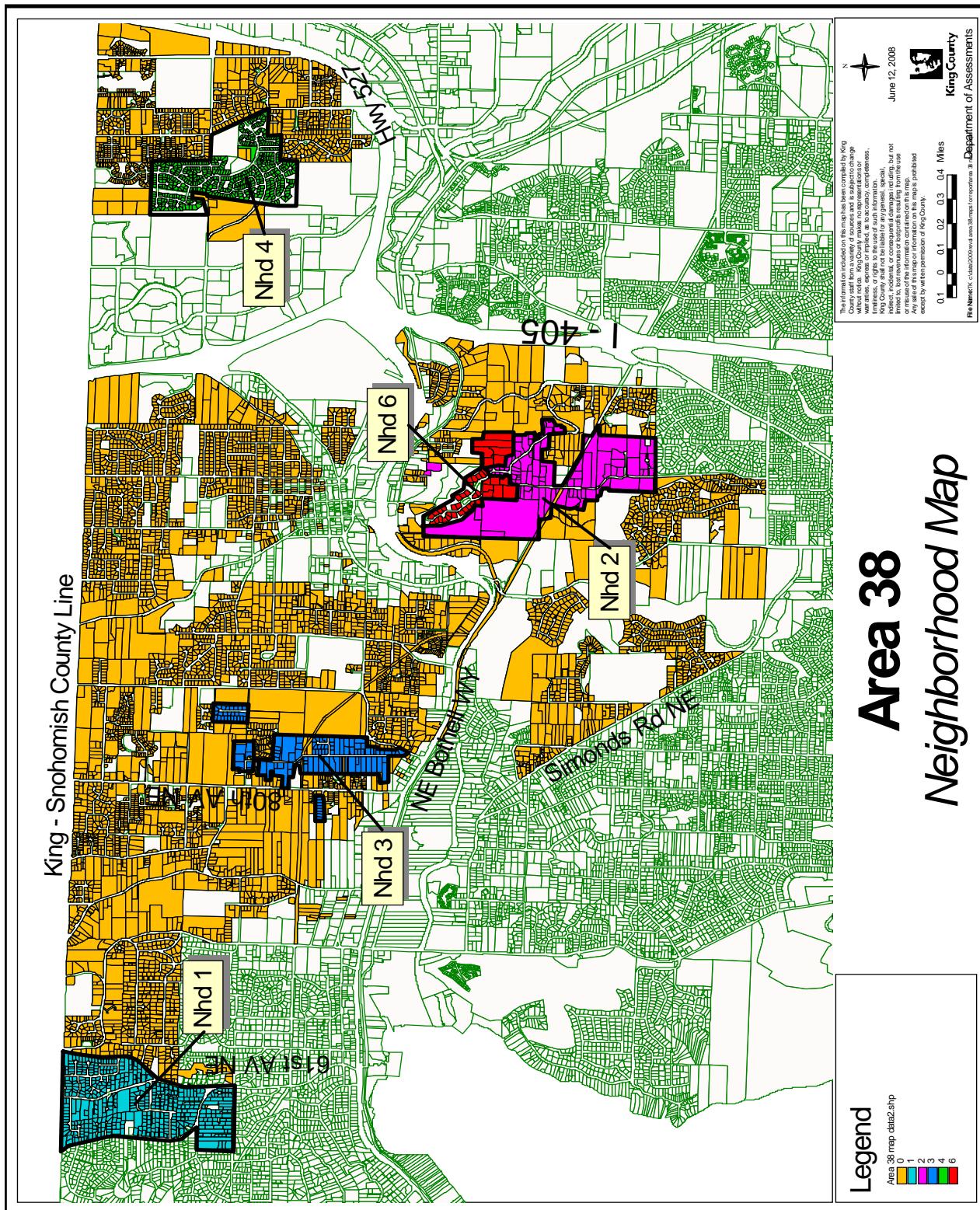
Neighborhood

1	0
2	+ \$20,000
3	0
4	\$130,000 (Holly Hills MH plat)
5	0
6	+ \$60,000

Waterfront Lots on Sammamish Slough

Bothell Central District and East - benchmark + \$1600 per WFF

Neighborhood Map



Vacant Sales Used In This Physical Inspection Analysis
Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	011410	0089	12/11/06	950,000	7,344	N	N
001	011410	0099	1/26/05	295,000	4,722	N	N
001	011410	0125	9/26/06	675,000	56,628	N	N
001	011410	0237	6/21/06	219,000	11,100	N	N
001	011410	0342	3/14/06	229,500	44,331	N	N
001	011410	0364	5/18/06	240,000	8,759	N	N
001	011410	0400	8/19/05	1,690,000	111,078	N	N
001	012604	9111	10/21/05	325,000	32,727	N	N
001	022604	9067	5/9/05	164,370	9,982	N	N
001	255816	0210	5/4/05	135,000	9,930	N	N
001	382410	0247	3/28/07	175,000	4,761	N	N
001	382410	0283	3/28/07	160,000	4,523	N	N
001	382410	0284	8/8/05	220,000	6,930	Y	N
001	402770	0730	4/20/05	1,392,000	169,978	N	N
001	402770	0731	4/20/05	391,500	43,472	N	N
001	402770	0849	6/19/06	131,000	4,529	N	N
001	402770	0876	5/15/07	290,000	12,021	N	N
001	402770	0886	4/20/05	765,950	82,328	N	N
001	402770	1179	7/19/05	258,000	6,902	N	N
001	402770	1186	6/5/06	280,000	14,200	N	N
002	011410	0023	6/22/05	160,000	6,145	N	N
002	011410	1155	5/3/06	640,000	15,999	N	N
002	011410	1331	1/13/06	1,950,000	54,885	N	N
002	012604	9025	4/16/07	1,816,000	4,835	N	N
002	012604	9116	1/25/07	425,000	34,720	N	N
002	012604	9152	2/27/06	120,000	54,014	N	N
002	012604	9249	9/26/05	600,000	5,883	N	N
002	012604	9253	4/25/06	455,000	8,284	N	N
002	072605	9354	11/1/05	1,251,000	84,506	N	N
002	182238	0010	6/22/05	2,400,000	5,329	N	N
002	262478	0010	9/19/06	928,000	4,721	N	N
002	262478	0030	4/3/07	250,000	12,148	N	N
002	326125	0010	11/7/05	4,230,000	4,539	N	N
002	544000	0010	10/26/05	1,100,000	9,607	N	N
002	544000	0030	11/25/05	825,000	9,648	N	N
002	544000	0040	9/26/06	300,000	9,625	N	N
002	544000	0050	9/26/06	300,000	9,731	N	N
002	544000	0060	1/9/06	275,000	9,605	N	N
002	615790	0005	11/2/05	1,304,000	86,248	N	N
002	770208	0010	11/7/06	1,750,000	4,505	N	N
003	082605	9039	5/16/07	510,000	9,935	N	N

Vacant Sales Used In This Physical Inspection Analysis
Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
003	082605	9299	6/15/07	617,000	45,000	Y	N
003	082605	9369	6/1/07	246,000	5,400	N	N
003	182605	9032	4/26/06	190,000	16,117	N	N
003	182605	9094	4/26/06	190,000	13,503	N	N
003	188700	0050	4/28/05	169,000	15,990	N	N
003	357860	0005	6/13/05	1,275,000	86,684	N	N
003	357860	0005	7/26/07	2,190,000	86,684	N	N
003	357860	0010	6/13/05	1,275,000	87,120	N	N
003	357860	0146	10/19/05	570,000	14,721	N	N
003	563450	0380	8/16/05	810,000	42,329	N	N
003	620405	0010	4/22/05	3,363,000	4,503	N	N
003	620405	0140	8/22/05	235,000	6,557	N	N
003	698050	0010	5/4/07	1,484,000	5,705	N	N
003	885410	0160	7/13/05	50,000	12,800	N	N
003	885410	0200	7/11/05	160,000	16,100	N	N
003	885410	0350	10/5/05	160,000	12,648	N	N
003	885410	0400	11/7/05	115,000	13,132	N	N
004	052605	9090	8/28/07	228,000	8,404	N	N
004	052605	9252	6/27/07	185,000	11,282	Y	N
004	052605	9311	3/30/06	621,000	10,552	N	N
004	062605	9128	2/22/05	180,000	9,997	N	N
004	062605	9362	2/22/05	185,000	9,603	N	N
004	062605	9363	7/25/05	225,000	12,105	N	N
004	062605	9364	7/20/06	290,000	10,450	N	N
004	062605	9365	7/20/06	290,000	10,344	N	N
004	082605	9319	12/27/05	245,000	15,027	N	N
004	082605	9319	12/8/06	270,000	15,027	N	N
004	605760	0055	10/18/06	575,000	6,017	N	N
004	635890	0070	5/24/05	100,000	46,173	N	N
004	635890	0080	5/24/05	105,000	42,253	N	N
004	635890	0090	5/24/05	95,600	50,965	N	N
004	635990	0006	1/6/06	255,000	10,862	N	N
004	785998	0010	1/7/05	2,025,000	8,440	N	N
005	042605	9036	1/26/05	335,000	7,250	N	N
005	273863	0010	3/24/05	2,275,000	12,986	N	N
005	273864	0010	2/17/06	9,565,000	5,013	N	N
005	273864	0480	5/18/06	1,000,000	7,301	N	N
005	273865	0010	11/27/06	2,025,000	4,413	N	N
005	785996	0230	3/17/06	251,000	12,058	N	N
005	785996	0230	10/30/06	285,000	12,058	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	011410	0090	12/11/2006	950,000	MULTI-PARCEL SALE
001	011410	0122	3/18/2005	50,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	011410	0299	9/20/2005	180,000	NO MARKET EXPOSURE
001	011410	0342	4/16/2007	240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	402770	1185	7/19/2005	258,000	MULTI-PARCEL SALE
002	011410	1155	5/3/2006	198,009	MULTI-PARCEL SALE; QUIT CLAIM DEED
002	011410	1175	7/8/2005	135,000	STATEMENT TO DOR
002	011410	1350	1/13/2006	1,950,000	MULTI-PARCEL SALE
002	012604	9022	4/1/2005	2,300,000	MULTI-PARCEL SALE
002	012604	9023	11/2/2006	1,067,325	MULTI-PARCEL SALE
002	012604	9034	2/13/2006	2,600,000	MULTI-PARCEL SALE; STATEMENT TO DOR
002	012604	9036	4/26/2006	400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	012604	9072	4/1/2005	1,700,000	MULTI-PARCEL SALE
002	012604	9102	11/2/2006	1,067,325	MULTI-PARCEL SALE
002	012604	9133	11/2/2006	488,000	MOBILE HOME
002	012604	9152	2/27/06	120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	012604	9152	6/9/2006	150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	012604	9152	1/25/2007	250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	012604	9160	3/7/2005	833,000	TEAR DOWN; MULTI-PARCEL SALE
002	012604	9236	4/16/2007	1,816,000	MULTI-PARCEL SALE
002	012604	9250	9/26/2005	600,000	MULTI-PARCEL SALE
002	012604	9253	4/14/2006	90,000	MULTI-PARCEL SALE
002	012604	9254	4/25/2006	455,000	MULTI-PARCEL SALE
002	182238	0020	6/22/2005	2,400,000	MULTI-PARCEL SALE
002	262478	0020	9/19/2006	928,000	MULTI-PARCEL SALE
002	262478	0030	8/18/2006	180,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
002	326125	0020	11/7/2005	4,230,000	MULTI-PARCEL SALE
002	544000	0020	10/26/2005	1,100,000	MULTI-PARCEL SALE
002	544000	0090	11/25/2005	825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	615790	0110	11/2/2005	1,304,000	MULTI-PARCEL SALE
002	770208	0040	11/7/2006	1,750,000	MULTI-PARCEL SALE
003	053100	0020	5/10/2007	165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	082605	9039	11/10/2006	600,000	MULTI-PARCEL SALE
003	082605	9147	10/25/2006	1,300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	082605	9198	5/16/2007	510,000	MULTI-PARCEL SALE
003	082605	9360	2/27/2006	600,000	MULTI-PARCEL SALE
003	182605	9019	5/22/2006	441,087	MULTI-PARCEL SALE
003	182605	9019	5/25/2006	441,087	MULTI-PARCEL SALE
003	182605	9019	5/22/2006	487,004	NONREPRESENTATIVE SALE
003	182605	9029	6/1/2006	950,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	182605	9036	5/30/2006	1,275,000	MULTI-PARCEL SALE
003	182605	9039	5/25/2006	1,445,595	MULTI-PARCEL SALE
003	182605	9092	2/28/2006	133,000	BUILDER OR DEVELOPER SALES
003	182605	9094	1/3/2005	85,500	BUILDER OR DEVELOPER SALES

**Vacant Sales Removed From This Physical Inspection Analysis
Area 38**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	249980	0050	8/25/2005	749,950	MULTI-PARCEL SALE
003	357860	0147	10/19/2005	570,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
003	620405	0020	4/22/2005	3,363,000	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE;
003	698050	0020	5/4/2007	1,484,000	MULTI-PARCEL SALE
004	052605	9019	10/5/2006	500,000	PLOTTAGE
004	052605	9090	12/5/2005	385,000	MULTI-PARCEL SALE
004	052605	9252	3/16/2005	500,000	MULTI-PARCEL SALE
004	052605	9312	3/30/2006	621,000	MULTI-PARCEL SALE
004	062605	9226	5/25/2007	1,085,400	MULTI-PARCEL SALE
004	605760	0060	10/18/2006	575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	785998	0020	1/7/2005	2,025,000	MULTI-PARCEL SALE
005	042605	9071	1/26/2005	335,000	MULTI-PARCEL SALE
005	142890	0070	1/15/2006	665,000	BUILDER OR DEVELOPER SALES
005	142890	0071	1/15/2006	665,000	TEAR DOWN; BUILDER OR DEVELOPER SALES
005	142890	0072	1/15/2006	665,000	BUILDER OR DEVELOPER SALES
005	142890	0073	1/15/2006	650,000	TEAR DOWN; BUILDER OR DEVELOPER SALES
005	142890	0079	1/15/2006	405,000	BUILDER OR DEVELOPER SALES
005	142890	0081	1/15/2006	760,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
005	142890	0083	1/15/2006	500,000	BUILDER OR DEVELOPER SALES
005	142890	0085	1/15/2006	755,000	BUILDER OR DEVELOPER SALES
005	273863	0020	3/24/2005	2,275,000	MULTI-PARCEL SALE
005	273864	0020	2/17/2006	9,565,000	MULTI-PARCEL SALE
005	273864	0490	5/18/2006	1,000,000	MULTI-PARCEL SALE
005	273865	0020	11/27/2006	2,025,000	MULTI-PARCEL SALE

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development.

Additionally, all sales from 1/2005 to 12/2007 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the State of Washington.

A multiplicative model was chosen with several location and characteristic variables. Continuous variables include baseland value, RCN (Replacement cost new) and depreciation which is accounted for with the inclusion of an age variable. Yes/No variables include good condition, very good condition, parcels with above ground living area less than 1,000 square feet, and variables for improvements of grades 6, 9, and greater than 9.

Several location variables were included; Subareas 3 and Neighborhood 2 with an upward adjustment and Subarea 1 with a downward adjustment. Several plats were tested for inclusion in the model and the following yielded significant statistical results: Andalusia, Bridlepatch, Creekside Court, Kenmore Estates, Memory Lane, and North Creek Heights Div 2.

There are 52 properties in the population with improvements in fair condition and they will be valued on a cost basis. Only 3 of the 52 had usable sales, not enough to include as a variable. Properties with grades less than 6 will be valued primarily on a cost basis as there were only 2 sales in this category.

The improved parcel Total Value Models are included later in this report.

Improved Parcel Total Value Model Calibration

BASE EMV MODEL

VARIABLES

AGLA	Above ground living area, 1 st and upper floors
IMP AGE	# of years between 2009 and year built or year renovated
RCN	Replacement cost new
YRBLT	Year built
YRBLT/REN	Year built or Renovated
GRADE	Building grade (construction quality)
CONDITION = 4	Good condition
CONDITION = 5	Very Good condition
MAJOR = 020770	Andalusia plat
MAJOR = 108865	Bridlepath plat
MAJOR = 182238	Creekside Court plat
MAJOR = 381840	Kenmore Estates plat
MAJOR = 544000	Memory Lane plat
MAJOR = 613761	North Creek Heights Div 2 plat

DEFINITIONS

FORMULA

CONSTANT		1.673761
- IF SUBAREA = 1, then	1 *	0.01029376
+ IF SUBAREA = 3, then	1 *	0.02701899
+ IF IN NEIGHBORHOOD 2, then	1 *	0.03605297
+ YEAR 2009 BASE LAND VALUE	*	0.4245789
- IMP AGE	*	0.1037014
+ TOT RCN	*	0.4461822
+ IF YRBLT < 1949	1 *	0.03546448
- IF YRBLT/REN > 2000	1 *	0.03029578
- IF GRADE = 6, then	1 *	0.03545234
+ IF GRADE = 9, then	1 *	0.02133911
+ IF GRADE > 9, then	1 *	0.01890841
+ IF CONDITION = 4, then	1 *	0.03612136
+ IF CONDITION = 5, then	1 *	0.08142988
+ IF AGLA < 1000, then	1 *	0.02102445

+ MAJOR = 020770, then	1 *	0.04753774
- MAJOR = 108865, then	1 *	0.02585396
+ MAJOR = 182238, then	1 *	0.05508672
- MAJOR = 381840, then	1 *	0.02977568
+ MAJOR = 544000, then	1 *	0.09238245
- MAJOR = 613761, then	1 *	0.04312991
THEN		= EXP(Sum of Above)*1000 = EMV
THEN, Truncate to nearest 1000		= TRUNC(EMV,-3)

EMV = TOTAL VALUE
LAND VALUE = BASE LAND VALUE
IMPROVEMENT VALUE = EMV – BASE LAND VALUE

EMV values were not generated for:

- Buildings with grade less than 6 or greater than 11
 - Condition = 1 or 2 (poor or fair)
 - Mobile Home Type = 9 or 10 (Personal or Real Property)
 - Obsolescence > 5
 - Building two or greater. (EMV is generated for building one only.)
 - If total EMV is less than base land value
 - Lot size less than 1000 square feet

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	011410	0705	10/10/06	\$275,000	870	0	6	1955	3	11297	N	N	7321 NE 192ND ST
001	011410	0705	3/14/05	\$200,000	870	0	6	1955	3	11297	N	N	7321 NE 192ND ST
001	011410	0416	11/3/05	\$245,000	890	0	6	1965	3	9930	N	N	18507 73RD AVE NE
001	012604	9082	11/28/07	\$349,950	900	0	6	1947	4	6600	N	N	20415 80TH AVE NE
001	011410	1364	11/15/06	\$319,500	960	0	6	1925	4	12000	N	N	18418 80TH AVE NE
001	011410	0027	5/23/05	\$239,950	990	0	6	1957	4	7412	N	N	7546 NE 200TH ST
001	052605	9103	4/26/06	\$351,000	990	0	6	1953	4	15120	N	N	19118 101ST PL NE
001	052605	9135	4/3/07	\$250,000	1000	0	6	1947	3	11904	N	N	19126 101ST PL NE
001	011410	0763	8/21/07	\$302,000	1040	0	6	1941	3	15000	N	N	18705 80TH AVE NE
001	011410	1483	6/1/05	\$290,000	1080	0	6	1947	5	14469	N	N	17617 83RD PL NE
001	011410	0354	8/16/07	\$308,950	1090	0	6	1950	4	10296	N	N	6203 NE 202ND ST
001	011410	1443	10/19/05	\$257,000	1120	0	6	1945	3	20250	N	N	17920 83RD AVE NE
001	402770	0853	4/24/06	\$399,900	1200	1200	6	2005	3	7684	N	N	19520 55TH AVE NE
001	052605	9072	5/8/07	\$375,000	1200	0	6	1931	5	13240	N	N	19711 104TH AVE NE
001	011410	0144	6/20/06	\$345,000	1620	0	6	1951	4	8193	N	N	19245 75TH AVE NE
001	255816	0120	1/10/06	\$316,000	770	770	7	1971	3	7000	N	N	6114 NE 203RD ST
001	012604	9201	6/19/07	\$408,950	910	720	7	1979	3	13275	N	N	6851 NE 191ST ST
001	022604	9043	2/11/05	\$252,000	960	0	7	1958	3	6377	N	N	19337 61ST AVE NE
001	255816	0050	10/5/05	\$328,950	960	770	7	1971	3	6825	N	N	6129 NE 203RD ST
001	259560	0110	3/11/05	\$282,000	960	480	7	1982	3	7881	N	N	19013 60TH PL NE
001	402770	1037	6/23/06	\$325,000	960	0	7	1968	3	11312	N	N	6125 NE 200TH ST
001	052605	9153	7/11/05	\$275,000	970	0	7	1956	4	15833	N	N	19115 103RD AVE NE
001	255816	0130	8/8/06	\$329,950	1000	0	7	1971	3	7000	N	N	6108 NE 203RD ST
001	255816	0130	3/23/05	\$230,500	1000	0	7	1971	3	7000	N	N	6108 NE 203RD ST
001	511600	0150	3/16/07	\$369,000	1000	0	7	1983	3	10245	N	N	5806 NE 204TH PL
001	011410	0246	12/13/07	\$310,800	1000	0	7	1960	4	7557	N	N	19013 73RD AVE NE

Improved Sales Used In This Physical Inspection Analysis

Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	011410	0246	7/23/07	\$255,000	1000	0	7	1960	4	7557	N	N	19013 73RD AVE NE
001	255800	0060	5/10/05	\$369,000	1040	1000	7	1964	3	10500	N	N	6046 NE 204TH ST
001	255816	0180	12/19/06	\$289,000	1040	0	7	1971	4	7000	N	N	6121 NE 204TH ST
001	011410	0083	12/4/07	\$308,948	1040	0	7	1950	4	7628	N	N	20308 73RD AVE NE
001	052605	9156	10/11/05	\$339,950	1050	700	7	1960	4	7129	N	N	19005 101ST PL NE
001	617990	0060	12/10/07	\$372,000	1090	360	7	1981	3	9658	N	N	5833 NE 198TH PL
001	011410	1212	9/13/05	\$315,500	1100	950	7	1955	3	13750	N	N	17531 83RD PL NE
001	012604	9170	12/8/06	\$395,000	1110	1080	7	1968	4	10087	N	N	7120 NE 187TH ST
001	011410	0156	10/26/07	\$408,500	1120	980	7	1988	3	9673	N	N	7324 NE 192ND ST
001	011410	0159	7/26/06	\$362,450	1130	400	7	1988	3	10048	N	N	19220 73RD AVE NE
001	052605	9225	6/19/07	\$427,900	1140	840	7	1977	4	6717	N	N	10143 NE 198TH ST
001	052605	9225	6/8/05	\$335,000	1140	840	7	1977	4	6717	N	N	10143 NE 198TH ST
001	381950	0020	9/7/07	\$385,000	1150	670	7	1961	4	7600	N	N	5834 NE 197TH ST
001	402770	0799	8/23/06	\$359,990	1160	260	7	1987	3	6600	N	N	19415 61ST AVE NE
001	809650	0100	2/1/05	\$263,000	1170	0	7	1967	3	9719	N	N	19072 85TH AVE NE
001	012604	9026	6/6/07	\$450,000	1170	0	7	1946	4	30964	N	N	19752 76TH AVE NE
001	402770	0837	4/19/06	\$325,000	1180	0	7	1963	3	10500	N	N	5509 NE 195TH ST
001	402770	0845	6/14/05	\$355,000	1180	430	7	1962	4	9800	N	N	5516 NE 195TH ST
001	513000	0040	3/9/07	\$394,000	1200	220	7	1964	3	9750	N	N	18310 83RD AVE NE
001	402770	0880	10/23/07	\$416,000	1200	1200	7	1915	4	10438	N	N	19628 55TH AVE NE
001	402770	0880	6/30/05	\$324,950	1200	1200	7	1915	4	10438	N	N	19628 55TH AVE NE
001	402770	0919	9/13/05	\$333,000	1200	0	7	1982	3	9126	N	N	5626 NE 200TH PL
001	012604	9039	10/5/06	\$400,000	1220	0	7	1975	4	24812	N	N	8210 NE 203RD ST
001	255800	0070	9/6/05	\$348,950	1240	700	7	1964	4	10650	N	N	6045 NE 204TH ST
001	255815	0090	4/12/07	\$411,000	1240	660	7	1968	3	6500	N	N	6126 NE 202ND ST
001	042605	9031	1/3/07	\$590,000	1240	640	7	1930	3	47044	N	N	18721 132ND AVE NE
001	052605	9141	9/7/07	\$370,000	1240	0	7	1984	3	9912	N	N	19900 104TH AVE NE
001	259560	0060	7/7/06	\$353,450	1260	0	7	1982	3	12150	N	N	19037 60TH PL NE
001	052605	9259	2/17/06	\$335,000	1260	0	7	1970	3	8487	N	N	19032 104TH AVE NE
001	402770	1036	2/15/06	\$390,500	1300	980	7	1972	4	10120	N	N	6117 NE 200TH ST

Improved Sales Used In This Physical Inspection Analysis

Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	011410	0790	7/11/07	\$442,500	1300	0	7	1977	3	9600	N	N	7926 NE 183RD ST
001	011410	1506	10/21/05	\$375,000	1300	0	7	1997	3	5088	N	N	17718 83RD PL NE
001	402770	0806	10/25/05	\$335,000	1310	0	7	1982	3	12387	N	N	19323 59TH PL NE
001	402770	0787	12/5/05	\$285,000	1320	0	7	1968	3	9000	N	N	19515 61ST AVE NE
001	012604	9194	3/21/07	\$458,000	1330	1250	7	1976	4	10125	N	N	18903 71ST AVE NE
001	402770	0791	12/3/05	\$315,000	1340	0	7	1968	3	9750	N	N	5822 NE 195TH ST
001	511600	0255	9/10/07	\$455,000	1340	930	7	1997	3	9105	N	N	5610 NE 204TH ST
001	255816	0170	6/6/05	\$295,000	1350	0	7	1970	4	7000	N	N	6115 NE 204TH ST
001	012604	9144	6/20/05	\$325,000	1370	820	7	1964	3	10534	N	N	18530 71ST AVE NE
001	617990	0070	8/15/05	\$339,950	1380	380	7	1981	3	11011	N	N	5836 NE 198TH PL
001	052605	9179	8/6/07	\$400,700	1380	450	7	1993	3	6671	N	N	19021 104TH AVE NE
001	052605	9179	4/22/05	\$315,000	1380	450	7	1993	3	6671	N	N	19021 104TH AVE NE
001	011410	1365	8/25/06	\$325,000	1400	0	7	1962	3	9600	N	N	18412 80TH AVE NE
001	011410	0235	2/12/07	\$355,950	1410	0	7	1951	4	9584	N	N	7220 NE 190TH CT
001	011410	0235	12/19/05	\$303,000	1410	0	7	1951	4	9584	N	N	7220 NE 190TH CT
001	660140	0030	8/31/07	\$325,000	1420	0	7	1972	3	10458	N	N	7902 NE 183RD ST
001	012604	9099	8/20/07	\$440,000	1460	670	7	1978	4	15011	N	N	19402 68TH AVE NE
001	012604	9099	6/14/06	\$425,000	1460	670	7	1978	4	15011	N	N	19402 68TH AVE NE
001	617990	0110	7/5/05	\$389,900	1510	950	7	1982	3	11010	N	N	5814 NE 198TH PL
001	011410	0362	3/9/07	\$389,000	1520	0	7	1977	3	11883	N	N	6528 NE 202ND ST
001	011410	0362	8/9/06	\$300,000	1520	0	7	1977	3	11883	N	N	6528 NE 202ND ST
001	012604	9217	12/4/07	\$378,000	1530	0	7	1986	3	10731	N	N	7122 NE 188TH CT
001	402770	1279	6/25/07	\$437,000	1540	0	7	1958	5	13320	N	N	5808 NE 190TH ST
001	402770	1067	3/10/05	\$344,950	1630	0	7	1994	3	7453	N	N	19619 61ST PL NE
001	012604	9142	8/7/07	\$384,000	1670	0	7	1951	3	13534	N	N	18706 82ND AVE NE
001	012604	9100	8/28/06	\$395,000	1830	0	7	1954	3	27468	N	N	20318 80TH AVE NE
001	011410	0340	9/14/05	\$379,950	1950	0	7	1963	4	16106	N	N	6435 NE 202ND ST
001	255815	0220	9/22/05	\$342,450	1980	0	7	1969	3	7927	N	N	6105 NE 202ND ST
001	402770	0804	3/20/07	\$374,950	1980	0	7	1968	3	8500	N	N	19302 59TH PL NE
001	249980	0051	1/24/06	\$565,000	2060	0	7	1968	3	15300	Y	N	10421 NE 168TH ST

Improved Sales Used In This Physical Inspection Analysis

Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	660140	0070	8/31/06	\$411,000	2160	0	7	1989	3	10276	N	N	7810 NE 183RD ST
001	011410	0138	9/21/05	\$415,000	2160	0	7	1981	3	12860	N	N	7344 NE 192ND ST
001	011410	0394	3/1/05	\$392,500	2220	0	7	1985	3	41744	N	N	20320 62ND AVE NE
001	402770	1317	8/14/06	\$466,800	1180	1000	8	1966	3	9600	N	N	5600 NE 190TH ST
001	513000	0080	9/10/07	\$465,500	1240	1240	8	1963	4	9869	Y	N	18319 83RD PL NE
001	402770	0679	1/10/06	\$424,000	1400	820	8	1976	3	12342	N	N	20223 60TH AVE NE
001	042605	9047	7/5/05	\$500,000	1440	960	8	1977	3	29525	N	N	13132 NE 187TH PL
001	012604	9154	3/7/07	\$399,950	1450	0	8	1967	4	7223	N	N	8034 NE 190TH ST
001	012604	9134	2/7/06	\$360,000	1460	840	8	1978	3	14928	N	N	19018 68TH AVE NE
001	402770	1062	1/26/05	\$360,000	1470	1080	8	1975	3	17600	N	N	19712 60TH AVE NE
001	012604	9202	6/18/07	\$475,000	1510	740	8	1979	4	12397	N	N	6815 NE 191ST ST
001	011410	0808	5/2/05	\$410,000	1530	570	8	2005	3	52762	N	N	7912 NE 179TH LN
001	012604	9169	9/15/06	\$480,000	1540	0	8	1967	3	61419	N	N	8400 NE 190TH ST
001	011410	0330	12/13/05	\$400,000	1570	1070	8	2005	3	5719	N	N	20007 68TH AVE NE
001	011410	1470	10/17/06	\$535,000	1610	1400	8	1967	4	14037	N	N	17721 83RD PL NE
001	620400	0080	7/5/07	\$540,000	1670	0	8	1983	4	15781	N	N	16812 105TH AVE NE
001	052605	9161	12/13/07	\$425,000	1740	1300	8	1947	4	10330	N	N	19706 104TH AVE NE
001	402770	0849	3/19/07	\$417,000	1820	0	8	2006	3	4529	N	N	19512 55TH AVE NE
001	011410	1058	8/29/07	\$467,000	1910	0	8	1993	3	10756	N	N	19428 76TH CT NE
001	011410	1155	6/26/07	\$508,950	1940	810	8	2007	3	15999	N	N	18119 83RD AVE NE
001	011410	1072	2/1/06	\$429,950	1960	0	8	2003	3	29851	N	N	7904 NE 192ND ST
001	402770	0858	6/14/06	\$460,000	1980	0	8	1989	3	16280	N	N	19601 58TH AVE NE
001	011410	0248	8/9/05	\$385,000	1990	0	8	1990	3	16984	N	N	7206 NE 190TH ST
001	381960	0020	7/3/06	\$444,950	2040	0	8	1978	3	7650	N	N	5811 NE 196TH ST
001	012604	9051	8/18/05	\$475,000	2140	0	8	1926	5	5741	N	N	18904 82ND AVE NE
001	402770	0826	7/27/05	\$412,000	2490	0	8	2005	3	6771	N	N	19419 58TH AVE NE
001	402770	0976	5/25/05	\$419,950	2580	0	8	2005	3	7001	N	N	20426 61ST AVE NE
001	020050	0660	3/30/05	\$622,500	3250	0	8	1972	4	33000	N	N	9209 NE 152ND ST
001	020051	0290	6/22/05	\$431,200	1800	0	9	1989	3	7964	N	N	9208 NE 155TH ST
001	020050	0270	4/7/05	\$462,000	1880	730	9	1989	3	8281	N	N	15008 92ND PL NE

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Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	012604	9068	5/23/05	\$590,000	1920	1110	9	2001	3	33070	N	N	8335 NE 190TH ST
001	020050	0250	5/2/07	\$529,950	1930	0	9	1989	3	6346	N	N	15001 92ND PL NE
001	020050	0410	3/22/05	\$421,000	1960	0	9	1989	3	9535	Y	N	15008 93RD PL NE
001	020050	0100	5/10/06	\$500,000	2080	0	9	1988	3	8153	N	N	14914 91ST PL NE
001	020051	0640	9/20/05	\$465,000	2210	0	9	1990	4	7344	N	N	15313 93RD PL NE
001	020050	0030	10/31/07	\$505,000	2220	0	9	1989	3	9691	N	N	15001 91ST PL NE
001	020050	0310	5/24/07	\$585,000	2270	0	9	1989	3	7839	N	N	15032 92ND PL NE
001	020051	0040	12/14/06	\$757,000	2320	0	9	1989	5	12627	Y	N	15422 93RD CT NE
001	020051	0040	4/14/06	\$725,000	2320	0	9	1989	5	12627	Y	N	15422 93RD CT NE
001	020050	0670	6/18/07	\$600,000	2340	0	9	1989	3	8111	N	N	9132 NE 151ST ST
001	020050	0110	4/14/06	\$549,000	2350	0	9	1988	3	8832	N	N	15002 91ST PL NE
001	011410	0065	4/25/06	\$509,950	2400	0	9	2005	3	6475	N	N	19710 75TH AVE NE
001	020050	0340	10/16/06	\$575,000	2430	0	9	1989	3	7603	N	N	15031 93RD PL NE
001	020051	0120	6/22/07	\$654,265	2440	0	9	1989	4	13064	Y	N	15612 93RD CT NE
001	011410	0131	8/23/05	\$547,000	2450	0	9	2005	3	8193	N	N	7427 NE 198TH PL
001	032605	9066	8/31/06	\$875,000	2480	1840	9	1969	5	64904	N	N	20117 136TH AVE NE
001	255816	0210	12/6/05	\$459,950	2520	0	9	2005	3	9930	N	N	6135 NE 204TH ST
001	011410	1122	7/25/05	\$529,000	2550	840	9	2005	3	8387	N	N	8215 NE 185TH ST
001	020050	0690	5/3/05	\$489,000	2660	0	9	1988	3	10956	N	N	9120 NE 151ST ST
001	020051	0490	6/16/05	\$500,000	2660	0	9	1989	3	7582	N	N	15222 92ND PL NE
001	020051	0510	9/8/06	\$579,000	2660	0	9	1989	4	7808	N	N	15310 92ND PL NE
001	020052	0140	6/9/05	\$457,760	2660	0	9	1991	3	7736	N	N	8917 NE 151ST PL
001	022604	9067	1/6/06	\$514,950	2680	0	9	2005	3	9982	N	N	19339 61ST AVE NE
001	020050	0570	8/8/07	\$695,000	2710	0	9	1988	4	8334	N	N	15307 93RD PL NE
001	020050	0480	5/3/05	\$555,000	2760	0	9	1988	4	11074	Y	N	15102 93RD PL NE
001	020050	0370	6/18/07	\$627,000	2780	0	9	1988	3	8407	N	N	15013 93RD PL NE
001	020050	0620	10/23/06	\$565,000	2810	0	9	1988	3	7164	N	N	15113 93RD PL NE
001	020051	0540	5/25/07	\$567,450	2810	0	9	1989	3	7809	N	N	15404 92ND PL NE
001	011410	0307	12/19/05	\$615,000	2960	0	9	2004	3	11670	N	N	7006 NE 204TH ST
001	042605	9036	9/1/05	\$559,950	3230	0	9	2005	3	7250	N	N	18611 132ND AVE NE

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Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	011410	0294	4/25/06	\$600,000	2210	1720	10	1992	3	44083	N	N	6730 NE 202ND ST
001	082605	9062	5/8/06	\$775,000	2230	1800	10	1962	3	26200	Y	N	16617 104TH AVE NE
001	172605	9142	12/2/05	\$879,500	2580	840	10	2003	3	51697	N	N	15820 104TH AVE NE
001	172605	9086	3/11/06	\$765,000	3500	1120	10	1970	3	20037	N	N	15504 104TH AVE NE
001	172605	9087	5/14/07	\$1,150,000	2840	0	11	2001	3	64469	N	N	10606 NE 155TH PL
001	011410	0752	5/19/05	\$624,950	3400	0	11	2005	3	17100	N	N	18915 80TH AVE NE
001	569050	0140	10/24/05	\$1,000,000	3870	0	11	1999	3	21020	Y	N	16205 104TH AVE NE
001	011410	0806	10/28/05	\$799,950	3930	0	11	2005	3	31413	N	N	18025 80TH AVE NE
001	172605	9062	5/6/05	\$1,330,000	4250	0	11	2004	3	238908	N	N	16010 104TH AVE NE
001	172605	9111	11/23/05	\$2,000,000	4720	0	12	2003	3	173746	N	N	16022 104TH AVE NE
002	082605	9185	9/13/07	\$298,000	740	0	6	1945	3	6650	N	N	17511 EASON AVE
002	082605	9092	4/27/06	\$220,000	760	0	6	1918	3	6200	N	N	17520 EASON AVE
002	062605	9232	3/1/07	\$395,000	790	0	6	1943	4	19294	N	N	19927 100TH AVE NE
002	072605	9178	12/5/05	\$261,500	830	200	6	1931	3	7129	N	N	18310 94TH AVE NE
002	096110	0077	2/3/05	\$260,000	1300	0	6	1987	3	9721	N	N	17315 108TH AVE NE
002	382410	0025	1/12/05	\$243,900	1310	0	6	1947	3	14719	N	N	6246 NE 198TH ST
002	082605	9087	5/15/06	\$280,000	1600	0	6	1908	4	7957	N	N	17516 EASON AVE
002	096110	0076	11/27/07	\$351,000	1780	0	6	1987	3	14649	N	N	10729 E RIVERSIDE DR
002	323520	0090	7/6/07	\$415,000	910	910	7	1973	3	8401	N	N	10144 NE 202ND ST
002	152480	0010	9/17/07	\$339,950	960	0	7	1957	3	10800	N	N	9715 NE 200TH ST
002	525500	0340	11/13/06	\$403,000	1010	1010	7	1959	3	8400	N	N	19020 107TH PL NE
002	152480	0015	10/31/05	\$300,000	1020	0	7	1961	3	10800	N	N	9707 NE 200TH ST
002	257050	0040	8/26/05	\$312,000	1020	1020	7	1961	3	9490	N	N	20330 79TH AVE NE
002	213800	0060	8/24/06	\$344,800	1030	0	7	1965	3	11100	N	N	9218 NE 184TH PL
002	062605	9254	6/23/06	\$381,488	1050	0	7	1992	3	11000	N	N	19311 100TH AVE NE
002	572000	0090	3/22/07	\$330,000	1050	580	7	2007	3	8408	N	N	18815 89TH AVE NE
002	091000	0042	12/12/05	\$314,500	1060	0	7	1955	3	8450	N	N	18917 107TH AVE NE
002	381975	0100	9/27/05	\$329,000	1060	260	7	1988	3	9600	N	N	7614 NE 196TH CT
002	381975	0110	7/10/07	\$396,300	1060	260	7	1988	3	9600	N	N	7618 NE 196TH CT
002	382410	0235	11/20/06	\$430,000	1060	1060	7	1960	4	15920	N	N	6238 NE 196TH ST

Improved Sales Used In This Physical Inspection Analysis

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	177645	0200	1/9/07	\$368,000	1080	440	7	1983	3	7125	N	N	20420 73RD PL NE
002	280680	0050	9/12/05	\$337,000	1080	380	7	1977	3	7188	N	N	9914 NE 204TH PL
002	605770	0110	9/19/07	\$365,000	1080	0	7	1968	3	11000	N	N	10718 VALLEY VIEW RD
002	605770	0110	8/15/06	\$317,450	1080	0	7	1968	3	11000	N	N	10718 VALLEY VIEW RD
002	213800	0150	11/19/07	\$417,000	1090	1090	7	1962	4	8120	N	N	18428 92ND AVE NE
002	257060	0200	9/1/05	\$322,000	1090	620	7	1966	3	10014	N	N	20211 77TH AVE NE
002	062605	9289	6/14/06	\$350,000	1100	100	7	1957	3	17153	N	N	19513 100TH AVE NE
002	382410	0042	8/4/05	\$350,950	1100	780	7	1979	3	9745	N	N	19819 64TH AVE NE
002	096110	0078	6/8/05	\$337,500	1110	730	7	1989	3	9710	N	N	17305 108TH AVE NE
002	551960	0025	9/26/05	\$336,000	1110	1110	7	1947	4	10421	N	N	10422 NE 187TH ST
002	062605	9315	8/23/05	\$314,000	1120	0	7	1985	3	11168	N	N	9708 NE 200TH ST
002	257050	0200	5/15/06	\$391,000	1120	750	7	1962	3	9450	N	N	20224 78TH PL NE
002	390610	0040	5/16/06	\$325,500	1120	0	7	1963	4	6230	N	N	10527 BEARDSLEE BLVD
002	143329	0010	7/7/05	\$401,000	1130	830	7	1984	3	44634	N	N	20426 66TH AVE NE
002	257060	0230	7/6/05	\$360,000	1130	1000	7	1965	3	9924	N	N	20204 76TH PL NE
002	357860	0178	4/30/07	\$425,000	1130	1130	7	1960	3	10800	N	N	8629 NE 157TH ST
002	445070	0040	12/12/05	\$360,000	1130	650	7	1976	3	10229	N	N	13202 NE 186TH ST
002	563150	0889	12/1/05	\$330,950	1140	540	7	1968	3	10923	N	N	16360 SIMONDS RD NE
002	605760	0005	9/28/06	\$365,000	1140	0	7	1955	3	8400	N	N	10516 SUNRISE DR
002	257050	0170	1/24/05	\$242,000	1150	0	7	1962	3	10295	N	N	7909 NE 203RD ST
002	382010	0010	3/7/06	\$335,000	1150	460	7	1976	3	10000	N	N	19625 66TH PL NE
002	402770	1233	8/13/07	\$379,000	1150	270	7	1987	3	8826	N	N	19632 61ST PL NE
002	076500	0040	6/16/05	\$285,000	1180	0	7	1959	3	14500	N	N	17833 93RD PL NE
002	323522	0040	6/14/07	\$449,000	1180	870	7	1977	5	13217	N	N	10028 NE 204TH ST
002	323522	0110	8/11/06	\$442,200	1180	790	7	1976	3	13987	N	N	10142 NE 204TH ST
002	102980	0180	3/18/05	\$375,000	1190	360	7	1982	3	7657	N	N	11220 NE 174TH ST
002	323521	0230	7/27/05	\$304,950	1190	420	7	1976	4	9800	N	N	20209 103RD PL NE
002	323522	0200	10/10/06	\$382,500	1190	400	7	1976	4	9148	N	N	10025 NE 204TH ST
002	382410	0051	12/14/05	\$355,000	1190	500	7	1979	3	8392	N	N	19812 64TH AVE NE
002	382410	0156	5/3/06	\$390,000	1190	570	7	1968	4	10200	N	N	6435 NE 198TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	082605	9327	4/23/07	\$331,000	1200	0	7	1982	3	12117	N	N	11116 E RIVERSIDE DR
002	377530	0110	7/29/05	\$310,000	1200	0	7	1965	3	9600	N	N	9518 NE 201ST ST
002	377530	0210	10/7/05	\$282,000	1200	0	7	1962	3	9600	N	N	20043 96TH AVE NE
002	382010	0015	2/16/05	\$289,451	1200	400	7	1961	3	10040	N	N	19615 66TH PL NE
002	382410	0196	3/18/05	\$344,500	1200	1200	7	1962	3	11050	N	N	6412 NE 196TH ST
002	390610	0015	10/19/05	\$283,500	1200	0	7	1959	3	6200	N	N	10617 BEARDSLEE PL
002	072605	9272	10/22/07	\$422,000	1210	0	7	1954	4	21194	N	N	8429 NE 177TH ST
002	280680	0150	10/3/07	\$433,000	1220	780	7	1977	4	7188	N	N	9720 NE 204TH PL
002	357860	0145	8/12/05	\$377,500	1220	1220	7	1981	3	13224	N	N	15609 88TH AVE NE
002	357870	0041	8/12/05	\$325,000	1220	0	7	1976	3	11925	N	N	8924 NE 152ND PL
002	377530	0030	7/12/05	\$299,000	1220	0	7	1965	4	9732	N	N	20021 95TH PL NE
002	390610	0030	8/22/05	\$267,500	1220	0	7	1959	3	6700	N	N	10609 BEARDSLEE BLVD
002	062605	9170	10/10/05	\$320,000	1240	0	7	1952	3	10335	N	N	19819 100TH AVE NE
002	382410	0070	4/7/05	\$320,000	1240	580	7	1978	3	13795	N	N	6454 NE 198TH ST
002	379800	0080	8/29/07	\$405,000	1250	1120	7	1956	3	10032	N	N	10701 NE 187TH ST
002	615790	0060	11/29/07	\$310,000	1250	0	7	1963	3	20400	Y	N	9422 NE BOTHELL WAY
002	177645	0020	7/24/06	\$405,000	1260	910	7	1980	3	7208	N	N	7309 NE 204TH PL
002	551880	0040	3/2/07	\$423,250	1260	710	7	1962	3	9660	N	N	10716 NE 187TH ST
002	607500	0040	11/1/05	\$300,000	1260	0	7	1967	3	9690	N	N	17650 86TH AVE NE
002	607500	0060	8/30/07	\$390,000	1260	0	7	1967	4	11310	N	N	17636 86TH AVE NE
002	257060	0120	6/1/05	\$316,000	1290	860	7	1968	3	9600	N	N	7603 NE 204TH PL
002	072605	9213	6/23/05	\$337,500	1300	990	7	1959	3	13020	Y	N	9315 NE 180TH ST
002	096800	0010	4/19/05	\$289,000	1300	970	7	1962	3	10775	N	N	8804 NE 203RD PL
002	184280	0040	10/28/05	\$312,000	1300	0	7	1985	3	10022	N	N	18018 89TH PL NE
002	394960	0020	11/7/05	\$279,950	1300	0	7	1965	3	10022	N	N	7508 NE 202ND PL
002	512890	0080	6/28/06	\$370,900	1300	0	7	1983	3	11189	N	N	9809 NE 202ND ST
002	382010	0020	4/4/06	\$379,000	1310	670	7	1964	3	10000	N	N	19605 66TH PL NE
002	605770	0090	7/10/06	\$382,500	1310	590	7	1967	3	8460	N	N	10718 SUNRISE DR
002	091000	0109	10/25/05	\$333,000	1320	730	7	1951	3	7515	N	N	10509 NE 189TH ST
002	402770	1194	9/19/06	\$340,000	1320	150	7	1961	3	11280	N	N	6104 NE 197TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	072605	9281	12/1/06	\$447,000	1330	680	7	1957	4	23714	N	N	8439 NE 177TH ST
002	280680	0160	9/5/06	\$453,650	1330	1290	7	1977	4	7188	N	N	9712 NE 204TH PL
002	062605	9275	1/31/07	\$360,000	1340	0	7	1968	4	11163	N	N	9710 NE 200TH ST
002	280690	0110	10/6/05	\$396,750	1340	1000	7	1977	4	8333	N	N	9603 NE 203RD ST
002	280690	0090	3/1/06	\$385,000	1350	550	7	1977	3	9310	N	N	9612 NE 203RD ST
002	146000	0030	2/23/07	\$390,000	1360	0	7	1987	3	7747	N	N	20031 99TH CT NE
002	402770	1237	6/6/07	\$357,000	1370	0	7	1961	3	13650	N	N	6117 NE 197TH ST
002	565101	0040	6/15/05	\$325,000	1370	0	7	1988	3	5451	N	N	12812 NE 201ST PL
002	572000	0420	12/12/05	\$335,000	1390	0	7	1959	4	9294	N	N	8805 NE 187TH ST
002	091000	0044	12/18/06	\$456,000	1400	1400	7	1950	4	23629	N	N	10508 NE 189TH ST
002	144400	0030	12/22/05	\$415,000	1400	430	7	1978	5	8403	N	N	9621 NE 201ST ST
002	298800	0010	8/28/07	\$384,500	1400	0	7	1960	4	10800	N	N	17931 91ST PL NE
002	298800	0110	1/8/07	\$335,000	1400	0	7	1960	3	8400	N	N	17926 91ST PL NE
002	377530	0020	4/11/07	\$379,950	1410	0	7	1965	4	10126	N	N	20011 95TH PL NE
002	382410	0010	7/20/07	\$513,000	1410	740	7	2006	3	5776	N	N	6216 NE 198TH ST
002	298800	0190	2/4/05	\$280,000	1420	0	7	1960	3	8527	N	N	9129 NE 179TH PL
002	357860	0048	8/17/06	\$352,000	1420	0	7	1955	3	23460	N	N	15756 SIMONDS RD NE
002	382410	0140	2/3/05	\$267,800	1420	0	7	1960	3	17500	N	N	6327 NE 198TH ST
002	382410	0297	7/13/06	\$457,000	1420	550	7	1967	5	10300	N	N	6229 NE 196TH ST
002	062605	9317	6/9/06	\$369,000	1430	0	7	1981	3	10574	N	N	19043 92ND AVE NE
002	382410	0160	7/7/05	\$315,000	1430	0	7	1980	3	9800	N	N	19725 64TH PL NE
002	206180	0015	3/17/05	\$359,000	1460	840	7	1968	3	10640	N	N	10219 NE 200TH ST
002	280680	0360	12/19/05	\$335,000	1460	0	7	1977	3	7200	N	N	9919 NE 204TH PL
002	525530	0180	8/17/07	\$395,000	1460	0	7	1962	3	8325	N	N	10416 NE 194TH ST
002	615790	0065	11/29/07	\$371,000	1460	650	7	1978	3	16000	N	N	9426 NE BOTHELL WAY
002	096110	0105	6/29/06	\$324,500	1468	0	7	1944	3	21001	N	N	10607 NE 175TH ST
002	379800	0065	11/2/05	\$384,500	1470	870	7	1959	3	10032	N	N	10515 NE 187TH ST
002	142890	0005	7/6/05	\$610,000	1480	0	7	1972	3	34728	N	N	20409 130TH AVE NE
002	298800	0170	1/27/05	\$255,000	1480	0	7	1961	3	9200	N	N	9119 NE 179TH PL
002	605760	0071	11/6/07	\$385,000	1500	0	7	1953	3	8250	N	N	10504 VALLEY VIEW RD

Improved Sales Used In This Physical Inspection Analysis

Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	377530	0140	9/9/05	\$292,409	1520	0	7	1966	3	9600	N	N	20012 95TH PL NE
002	142720	0030	7/25/05	\$342,000	1550	0	7	1993	3	6351	N	N	12908 NE 203RD CT
002	255750	0160	11/1/06	\$467,000	1550	1410	7	1977	3	27260	N	N	19807 95TH AVE NE
002	072605	9398	8/28/06	\$409,000	1560	0	7	1968	4	11947	N	N	9229 NE 180TH ST
002	525530	0220	12/12/07	\$387,500	1580	0	7	1962	5	8687	N	N	10424 NE 195TH ST
002	323521	0030	6/13/06	\$396,000	1590	0	7	1973	4	8933	N	N	20206 103RD PL NE
002	382410	0050	11/1/07	\$427,000	1620	900	7	1979	3	9660	N	N	19804 64TH AVE NE
002	382410	0050	5/20/05	\$349,500	1620	900	7	1979	3	9660	N	N	19804 64TH AVE NE
002	142720	0110	3/27/06	\$395,000	1630	0	7	1993	3	7607	N	N	12925 NE 203RD CT
002	605760	0050	5/27/05	\$289,900	1630	0	7	1956	3	7200	N	N	10603 SUNRISE DR
002	565100	0140	6/13/05	\$341,000	1650	0	7	1987	3	4838	N	N	20228 HOLLYHILLS DR NE
002	062605	9108	2/7/05	\$275,000	1660	0	7	1961	3	12500	N	N	19723 88TH AVE NE
002	525500	0130	3/15/07	\$400,000	1670	0	7	1959	4	9190	N	N	10713 NE 193RD ST
002	280690	0070	11/14/06	\$400,000	1680	0	7	1977	3	10560	N	N	20311 97TH AVE NE
002	565101	0380	7/15/05	\$326,850	1680	0	7	1989	3	4442	N	N	12728 NE 200TH PL
002	382010	0025	8/1/06	\$390,000	1700	0	7	1970	3	10300	N	N	6644 NE 196TH ST
002	382010	0025	2/10/05	\$301,200	1700	0	7	1970	3	10300	N	N	6644 NE 196TH ST
002	525510	0350	11/23/05	\$389,950	1700	770	7	1962	3	9762	N	N	19003 106TH AVE NE
002	572000	0380	10/17/05	\$314,500	1700	0	7	1959	3	8365	N	N	8831 NE 187TH ST
002	565100	0360	4/5/05	\$329,000	1710	0	7	1987	3	4147	N	N	20219 HOLLYHILLS DR NE
002	572000	0010	6/5/06	\$375,000	1740	0	7	1960	3	9367	N	N	18920 88TH AVE NE
002	382010	0285	3/22/06	\$408,000	1750	0	7	1981	4	10188	N	N	19717 67TH AVE NE
002	062210	0093	10/25/06	\$457,000	1760	0	7	1978	4	19712	N	N	19403 133RD CT NE
002	062605	9008	6/27/05	\$485,300	1760	0	7	1900	5	14810	N	N	19507 100TH AVE NE
002	525530	0060	3/28/05	\$329,000	1780	0	7	1962	4	8741	N	N	10507 NE 194TH ST
002	565100	0010	4/16/07	\$399,950	1810	0	7	1987	3	3909	N	N	20428 HOLLYHILLS DR NE
002	565101	0350	6/28/05	\$359,500	1810	0	7	1989	3	5018	N	N	12716 NE 200TH PL
002	142890	0028	3/2/05	\$365,000	1830	0	7	1970	3	19250	N	N	20143 130TH AVE NE
002	565100	0250	10/5/07	\$398,000	1830	0	7	1987	3	4200	N	N	20105 HOLLYHILLS DR NE
002	062210	0091	8/2/05	\$368,000	1840	0	7	1988	3	9674	N	N	19416 133RD CT NE

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Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	216890	0055	7/26/06	\$475,000	1870	0	7	1947	3	16126	N	N	17004 W RIVERSIDE DR
002	525500	0270	2/27/07	\$392,000	1870	0	7	1959	3	8400	N	N	19027 107TH PL NE
002	280690	0020	3/15/06	\$379,900	1880	0	7	1978	3	8403	N	N	20315 98TH AVE NE
002	298800	0080	8/9/06	\$347,950	1900	0	7	1960	3	11100	N	N	17908 91ST PL NE
002	565100	0120	12/14/06	\$399,950	1910	0	7	1987	3	5437	N	N	12815 NE 203RD PL
002	565100	0180	4/4/05	\$348,000	1910	0	7	1987	3	4400	N	N	20208 HOLLYHILLS DR NE
002	565100	0220	11/10/05	\$362,500	1910	0	7	1987	3	4028	N	N	20120 HOLLYHILLS DR NE
002	565101	0150	9/5/06	\$399,950	1930	0	7	1988	3	5790	N	N	12812 NE 200TH PL
002	278070	0040	2/11/05	\$327,933	1950	0	7	1983	3	8252	N	N	18528 72ND AVE NE
002	525530	0150	2/8/07	\$399,950	1950	0	7	1962	4	8325	N	N	10504 NE 194TH ST
002	525500	0400	4/27/07	\$462,000	1990	300	7	1959	3	9000	N	N	19022 108TH AVE NE
002	525520	0250	12/12/07	\$400,000	1990	0	7	1967	3	8478	N	N	10626 NE 195TH ST
002	565100	0380	7/12/05	\$360,000	1990	0	7	1988	3	5077	N	N	20227 HOLLYHILLS DR NE
002	565101	0270	10/3/05	\$374,950	2000	0	7	1989	3	4240	N	N	12711 NE 200TH PL
002	382410	0351	3/8/07	\$451,000	2070	0	7	1963	4	15000	N	N	6437 NE 196TH ST
002	402770	1185	4/13/06	\$445,000	2100	0	7	2006	3	8431	N	N	19722 61ST PL NE
002	144400	0130	3/9/06	\$457,000	2480	0	7	1978	3	8430	N	N	9638 NE 201ST ST
002	379800	0085	5/10/06	\$500,000	2710	0	7	1957	4	12657	N	N	10727 NE 187TH ST
002	062605	9231	10/17/06	\$815,000	2750	0	7	1953	5	127195	N	N	20316 90TH AVE NE
002	062605	9322	4/5/06	\$575,950	3220	0	7	1983	3	15272	N	N	19916 88TH AVE NE
002	082605	9318	12/27/05	\$355,000	880	660	8	1978	3	18293	N	N	10911 VALLEY VIEW RD
002	173732	0020	6/14/05	\$354,000	1210	820	8	1976	3	8633	N	N	19329 89TH AVE NE
002	525700	0130	10/26/05	\$395,500	1220	500	8	1968	3	12450	N	N	10434 NE 196TH ST
002	173732	0090	7/27/06	\$386,500	1230	850	8	1976	3	8580	N	N	19310 89TH AVE NE
002	173732	0350	9/15/05	\$340,500	1230	410	8	1976	3	8647	N	N	9010 NE 195TH ST
002	525571	0110	6/25/07	\$415,000	1230	890	8	1976	3	9006	N	N	20015 108TH AVE NE
002	525510	0060	5/1/06	\$410,000	1250	680	8	1961	4	9000	N	N	19307 108TH AVE NE
002	525680	0190	8/8/05	\$345,000	1260	440	8	1982	3	8340	N	N	19912 104TH AVE NE
002	173731	0090	1/10/05	\$350,000	1280	1140	8	1977	3	9277	N	N	19233 90TH PL NE
002	072605	9305	7/9/07	\$530,000	1320	1230	8	1957	4	15000	N	N	17408 95TH AVE NE

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Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	382410	0162	7/25/05	\$375,000	1330	480	8	1976	4	9900	N	N	19705 64TH PL NE
002	525510	0070	11/27/07	\$471,000	1350	500	8	1961	4	10400	N	N	19305 108TH AVE NE
002	177645	0260	8/4/05	\$375,000	1390	1030	8	1979	3	7124	N	N	20419 73RD PL NE
002	525540	0160	6/1/07	\$417,200	1390	510	8	1978	4	8500	N	N	20007 102ND PL NE
002	091000	0048	7/7/06	\$489,950	1420	1320	8	1977	3	9165	N	N	10525 NE 190TH ST
002	382010	0115	6/12/06	\$505,000	1440	1120	8	1976	3	11000	Y	N	19514 65TH AVE NE
002	525540	0030	12/19/06	\$484,950	1440	1050	8	1978	4	7900	Y	N	20004 103RD CT NE
002	525550	0270	5/12/06	\$399,950	1450	0	8	1966	5	9000	N	N	10514 NE 197TH ST
002	357860	0225	11/30/07	\$650,000	1470	1320	8	1999	5	42333	N	N	16301 88TH AVE NE
002	382410	0242	3/23/07	\$495,000	1480	870	8	1978	3	9653	N	N	19621 62ND CT NE
002	525571	0130	1/18/07	\$391,150	1480	900	8	1976	4	8500	N	N	10710 NE 200TH PL
002	525571	0130	1/10/06	\$375,000	1480	900	8	1976	4	8500	N	N	10710 NE 200TH PL
002	394960	0010	10/3/05	\$335,000	1490	720	8	1965	3	9600	N	N	20212 75TH AVE NE
002	382410	0246	11/6/07	\$477,000	1500	700	8	1979	3	9676	N	N	19615 62ND CT NE
002	173730	0200	11/23/05	\$355,000	1530	0	8	1969	3	11749	N	N	8962 NE 192ND PL
002	173730	0290	5/18/06	\$412,000	1560	0	8	1972	3	10475	N	N	19215 89TH AVE NE
002	525550	0070	5/10/07	\$480,000	1570	0	8	1966	4	8000	N	N	10601 NE 197TH ST
002	525510	0200	10/24/06	\$384,950	1580	0	8	1960	3	10500	N	N	10412 NE 193RD ST
002	525560	0310	9/23/05	\$352,775	1630	440	8	1967	3	9121	N	N	10404 NE 198TH ST
002	525550	0280	7/28/06	\$440,000	1690	0	8	1966	5	9650	N	N	10508 NE 197TH ST
002	382410	0290	5/15/06	\$520,000	1700	900	8	2002	3	13458	N	N	6219 NE 196TH ST
002	525510	0130	7/25/07	\$395,000	1740	0	8	1960	4	9000	N	N	10602 NE 193RD ST
002	382410	0334	12/20/07	\$417,500	1780	0	8	1967	5	9800	N	N	19514 64TH AVE NE
002	525574	0010	10/6/05	\$345,000	1810	0	8	1976	3	9450	N	N	10401 NE 202ND PL
002	072605	9464	7/18/06	\$445,000	1840	0	8	1990	3	10670	N	N	8827 NE 180TH ST
002	062605	9188	12/18/06	\$489,900	1920	500	8	1963	4	13200	N	N	18630 92ND AVE NE
002	062605	9188	7/6/05	\$400,000	1920	500	8	1963	4	13200	N	N	18630 92ND AVE NE
002	271750	0040	11/4/05	\$540,000	1920	0	8	1996	3	8199	N	N	19812 131ST PL NE
002	382410	0299	10/3/05	\$425,000	1960	0	8	1976	4	11000	N	N	6238 NE 195TH ST
002	182605	9042	1/19/06	\$480,000	1970	0	8	1990	3	12205	N	N	15415 100TH AVE NE

Improved Sales Used In This Physical Inspection Analysis

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	525550	0290	10/15/05	\$405,000	2000	200	8	1966	3	8300	N	N	10502 NE 197TH ST
002	525680	0180	8/16/07	\$434,000	2040	0	8	1982	3	8080	N	N	19908 104TH AVE NE
002	082605	9320	8/30/05	\$465,000	2080	0	8	1980	3	67109	N	N	10919 VALLEY VIEW RD
002	173732	0140	5/16/06	\$447,000	2100	0	8	1976	3	11525	N	N	19325 90TH AVE NE
002	271750	0100	4/26/06	\$495,000	2100	0	8	1993	3	7349	N	N	13031 NE 198TH CT
002	525550	0260	2/16/06	\$398,000	2100	0	8	1966	3	8750	N	N	10518 NE 197TH ST
002	102980	0220	7/31/06	\$445,000	2110	0	8	1984	3	7776	N	N	11118 NE 174TH ST
002	271750	0090	2/7/07	\$525,000	2130	0	8	1993	3	8229	N	N	13025 NE 198TH CT
002	563450	0396	2/15/07	\$550,000	2130	0	8	2002	3	11003	N	N	8311 NE 166TH ST
002	525680	0140	2/8/06	\$449,950	2140	0	8	1982	3	8384	N	N	19917 105TH PL NE
002	271750	0030	3/31/06	\$531,500	2150	1240	8	1993	3	6000	N	N	19806 131ST PL NE
002	271750	0050	2/28/05	\$370,000	2170	0	8	1993	3	6863	N	N	13036 NE 198TH CT
002	379800	0125	5/10/05	\$378,000	2170	0	8	1995	3	8580	N	N	18610 105TH AVE NE
002	620410	0250	6/2/06	\$625,000	2180	0	8	1987	4	13299	N	N	11002 NE 157TH ST
002	073100	0030	8/1/05	\$487,500	2220	1380	8	1985	3	9600	N	N	10820 NE 183RD CT
002	142890	0038	6/6/05	\$447,000	2220	0	8	2005	3	11047	N	N	20105 130TH AVE NE
002	173731	0010	2/6/06	\$465,000	2320	0	8	1973	5	13360	N	N	19242 90TH PL NE
002	073100	0210	4/5/06	\$442,000	2340	0	8	1986	3	10667	N	N	10807 NE 182ND CT
002	111260	0100	8/18/06	\$475,000	2350	0	8	1989	3	9612	N	N	6181 NE 195TH CT
002	173732	0280	9/13/05	\$485,000	2380	0	8	1976	3	8056	N	N	9058 NE 195TH ST
002	111260	0080	3/1/05	\$385,000	2390	0	8	1989	3	8347	N	N	6167 NE 195TH CT
002	357860	0180	7/23/07	\$620,000	2420	0	8	1999	3	12152	N	N	8630 NE 157TH ST
002	620410	0260	5/21/05	\$450,000	2450	0	8	1987	3	10412	N	N	11008 NE 157TH ST
002	173730	0410	6/4/07	\$489,000	2460	0	8	1968	3	9022	N	N	8967 NE 192ND PL
002	072605	9010	2/11/05	\$452,607	2540	1090	8	2005	3	8506	N	N	18028 92ND AVE NE
002	072605	9300	6/20/05	\$471,363	2540	1090	8	2005	3	8507	N	N	18034 92ND AVE NE
002	073100	0150	7/1/05	\$469,000	2550	0	8	1986	4	10188	N	N	10824 NE 182ND CT
002	620410	0120	8/25/06	\$575,000	2550	0	8	1988	3	9271	N	N	15621 111TH AVE NE
002	620410	0060	10/26/05	\$515,000	2620	0	8	1987	3	8653	N	N	15612 111TH AVE NE
002	173730	0100	7/5/06	\$475,000	2640	1200	8	1973	3	8253	N	N	19218 91ST AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	103610	0070	6/15/06	\$625,000	2650	0	8	1993	3	8000	N	N	15748 111TH AVE NE
002	525571	0070	10/11/05	\$396,000	2690	0	8	1976	3	9850	N	N	20038 108TH AVE NE
002	072605	9419	7/8/06	\$443,000	2780	200	8	1978	3	10304	N	N	18340 94TH AVE NE
002	103610	0230	2/16/06	\$580,000	2840	0	8	1993	3	9084	N	N	15717 111TH AVE NE
002	062605	9302	2/24/05	\$514,950	2900	0	8	2004	3	9600	N	N	20415 96TH AVE NE
002	173730	0130	4/17/06	\$500,000	3210	400	8	1970	3	12325	N	N	19234 91ST AVE NE
002	173732	0050	9/22/05	\$507,000	3370	0	8	1976	4	9775	N	N	19303 89TH AVE NE
002	096110	0047	1/30/07	\$762,500	3380	0	8	1938	4	23584	Y	Y	11206 E RIVERSIDE DR
002	108880	1140	6/28/05	\$499,000	2060	0	9	1996	3	10736	N	N	15321 102ND AVE NE
002	108881	0070	2/16/07	\$600,000	2100	0	9	1995	4	9619	N	N	15702 99TH AVE NE
002	108880	0120	5/4/07	\$590,000	2130	0	9	1990	3	9615	N	N	15217 102ND AVE NE
002	108880	1000	6/2/05	\$489,999	2220	0	9	1991	3	9877	N	N	15402 101ST PL NE
002	108880	1400	4/1/05	\$510,000	2280	0	9	1990	3	9600	N	N	10110 NE 153RD ST
002	108881	0250	6/28/05	\$510,000	2300	0	9	1990	3	9600	N	N	9919 NE 155TH ST
002	417860	0150	8/10/06	\$553,950	2300	0	9	1994	3	15093	N	N	11157 NE 160TH PL
002	108880	1290	7/9/07	\$595,000	2340	0	9	1990	3	10785	N	N	15120 102ND AVE NE
002	173733	0240	4/11/05	\$445,000	2390	0	9	1993	3	7796	N	N	19714 89TH PL NE
002	417860	0040	4/5/05	\$510,000	2390	0	9	1991	3	15669	N	N	11130 NE 160TH PL
002	144630	0010	6/24/05	\$478,000	2400	0	9	1992	3	6566	N	N	13007 NE 202ND PL
002	144630	0240	6/20/05	\$479,750	2410	0	9	1989	3	11095	N	N	13103 NE 203RD PL
002	108880	0560	9/6/06	\$649,950	2420	0	9	1992	3	9608	N	N	10210 NE 154TH ST
002	255750	0210	6/19/06	\$700,000	2420	0	9	1999	3	43377	N	N	9557 NE 198TH ST
002	144630	0320	5/14/07	\$582,500	2490	0	9	1989	3	7573	N	N	20215 131ST PL NE
002	173733	0140	2/24/05	\$425,000	2550	0	9	1994	3	7664	N	N	19717 89TH PL NE
002	108880	0720	4/13/05	\$539,950	2630	0	9	1991	3	12311	N	N	10218 NE 156TH PL
002	108880	1410	7/27/05	\$530,000	2640	0	9	1990	3	9600	N	N	10104 NE 153RD ST
002	108880	0240	7/12/05	\$558,200	2660	0	9	1990	3	10786	N	N	15026 102ND AVE NE
002	108880	0920	7/18/07	\$655,000	2660	0	9	1991	3	9600	N	N	10020 NE 155TH ST
002	144630	0130	12/16/05	\$435,000	2670	0	9	1989	3	8365	N	N	13150 NE 203RD PL
002	144630	0390	4/7/05	\$455,000	2670	0	9	1989	3	13235	N	N	20231 130TH CT NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	173733	0120	9/20/07	\$546,000	2720	0	9	1991	3	8071	N	N	19724 88TH PL NE
002	173733	0040	7/9/07	\$555,000	2830	0	9	1993	3	7608	N	N	19641 88TH PL NE
002	182605	9092	2/21/07	\$733,000	2900	0	9	2006	3	12632	N	N	8831 NE 163RD ST
002	173733	0340	4/26/06	\$618,000	2920	0	9	1993	3	10498	N	N	8806 NE 198TH ST
002	082605	9346	2/27/07	\$744,950	3040	0	9	1999	3	49222	N	N	17515 102ND AVE NE
002	108880	0290	4/26/06	\$575,000	3130	0	9	1991	3	10685	N	N	10221 NE 151ST ST
002	108880	0320	4/17/06	\$630,000	3230	0	9	1996	3	11148	N	N	10409 NE 151ST PL
002	613761	0610	6/15/05	\$389,500	2000	0	10	1993	3	9350	Y	N	11025 NE 197TH ST
002	613761	0320	6/12/06	\$549,950	2090	0	10	2003	3	9264	Y	N	19608 110TH PL NE
002	613761	0450	4/16/07	\$672,000	2340	0	10	1998	3	8659	Y	N	19623 110TH PL NE
002	613761	0450	7/6/05	\$525,000	2340	0	10	1998	3	8659	Y	N	19623 110TH PL NE
002	613761	0120	7/3/07	\$650,000	2390	340	10	1997	3	7618	Y	N	10900 NE 197TH ST
002	613761	0120	11/8/05	\$550,000	2390	340	10	1997	3	7618	Y	N	10900 NE 197TH ST
002	613761	0330	5/24/06	\$569,950	2460	0	10	2003	3	8771	Y	N	19610 110TH PL NE
002	613761	0390	11/16/05	\$660,000	2560	2000	10	1991	3	7800	Y	N	19634 110TH PL NE
002	613761	0390	3/22/05	\$587,500	2560	2000	10	1991	3	7800	Y	N	19634 110TH PL NE
002	108880	0360	2/28/06	\$553,000	2570	0	10	1991	3	9631	N	N	10406 NE 151ST PL
002	613761	0190	4/10/05	\$470,000	2700	0	10	1992	3	7521	Y	N	19619 109TH PL NE
002	613761	0050	4/23/05	\$585,000	2770	1490	10	1991	3	10541	Y	N	11010 NE 197TH ST
002	108881	0040	12/5/05	\$575,000	2830	0	10	1993	3	10677	N	N	9916 NE 157TH ST
002	108880	0350	10/18/07	\$650,000	2900	0	10	1992	3	10571	N	N	10410 NE 151ST PL
002	613761	0380	4/29/05	\$608,000	2950	1480	10	1991	3	9118	Y	N	19630 110TH PL NE
002	613761	0580	4/24/07	\$798,000	2960	430	10	1990	3	9350	Y	N	11017 NE 197TH ST
002	108880	1230	11/20/06	\$620,000	3170	0	10	1991	3	9600	N	N	15111 103RD AVE NE
002	108881	0050	6/28/07	\$704,995	3370	70	10	1992	4	9620	N	N	9914 NE 157TH ST
002	108880	1220	12/20/07	\$670,000	3400	0	10	1991	3	9600	N	N	15119 103RD AVE NE
002	357870	0016	2/1/06	\$862,500	4620	0	10	2006	3	14927	N	N	9002 NE 152ND PL
003	914430	0120	1/11/07	\$388,000	960	0	7	1969	5	9531	N	N	18550 133RD PL NE
003	926940	0110	10/4/07	\$322,000	960	0	7	1959	3	8202	N	N	19124 94TH PL NE
003	926940	0110	4/26/05	\$250,000	960	0	7	1959	3	8202	N	N	19124 94TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	949210	0060	2/17/06	\$312,500	960	0	7	1966	4	8150	N	N	9227 NE 193RD ST
003	923845	0080	10/26/05	\$298,000	970	0	7	1963	4	11570	N	N	19200 133RD PL NE
003	923845	0440	4/11/05	\$329,500	970	900	7	1968	3	10026	N	N	13111 NE 193RD PL
003	782000	0040	3/24/06	\$334,950	1010	1010	7	1967	4	8000	N	N	19010 101ST PL NE
003	923845	0020	2/27/07	\$374,000	1010	0	7	1968	3	10111	N	N	13003 NE 192ND ST
003	923845	0020	8/17/06	\$295,000	1010	0	7	1968	3	10111	N	N	13003 NE 192ND ST
003	923845	0340	2/7/05	\$269,000	1060	0	7	1969	3	9715	N	N	19425 131ST AVE NE
003	809750	0010	4/6/06	\$319,000	1080	0	7	1963	4	8520	N	N	10004 NE 201ST ST
003	620420	0090	11/15/05	\$365,000	1110	260	7	1988	3	6444	N	N	14616 104TH AVE NE
003	782000	0025	5/4/05	\$316,500	1120	1120	7	1962	3	8640	N	N	10130 NE 190TH ST
003	951710	0252	10/19/05	\$344,000	1170	0	7	1995	3	8091	N	N	13408 NE 184TH PL
003	680460	0450	8/1/07	\$445,000	1180	1090	7	1985	3	9583	N	N	18600 129TH AVE NE
003	866300	0080	12/27/06	\$350,000	1210	790	7	1962	3	10153	N	N	20311 62ND PL NE
003	662550	0020	7/22/06	\$353,000	1220	540	7	1961	3	10835	N	N	7612 NE 204TH PL
003	662550	0020	2/8/06	\$338,000	1220	540	7	1961	3	10835	N	N	7612 NE 204TH PL
003	620420	0060	10/24/05	\$395,500	1230	350	7	1988	3	9556	N	N	14526 104TH AVE NE
003	866310	0040	4/11/05	\$362,000	1230	1200	7	1981	3	11982	N	N	20322 63RD AVE NE
003	914430	0060	10/10/06	\$338,000	1250	0	7	1969	4	9786	N	N	18558 132ND PL NE
003	620420	0570	12/8/05	\$370,000	1260	310	7	1988	3	6565	N	N	14603 104TH AVE NE
003	680460	0220	12/27/06	\$420,000	1280	540	7	1986	3	9353	N	N	18329 129TH PL NE
003	680460	0220	4/13/05	\$399,950	1280	540	7	1986	3	9353	N	N	18329 129TH PL NE
003	923845	0130	5/19/05	\$329,950	1280	0	7	1968	3	10198	N	N	19232 133RD PL NE
003	866310	0150	10/28/07	\$379,000	1290	670	7	1963	4	10410	N	N	6257 NE 204TH PL
003	666241	0240	10/15/07	\$468,000	1300	800	7	1977	3	9662	N	N	12947 NE 195TH PL
003	666241	0250	4/1/06	\$400,000	1300	930	7	1977	4	11200	N	N	12955 NE 195TH PL
003	923845	0360	8/9/05	\$327,000	1310	0	7	1969	3	9600	N	N	19409 131ST AVE NE
003	809750	0060	12/1/06	\$352,000	1320	0	7	1966	3	7600	N	N	10038 NE 201ST ST
003	866300	0030	10/7/05	\$403,000	1380	720	7	1974	3	12797	N	N	20303 63RD AVE NE
003	620420	0420	12/17/07	\$455,000	1420	730	7	1988	3	6695	Y	N	14905 104TH AVE NE
003	620420	0010	9/9/05	\$385,000	1460	0	7	1986	4	7518	N	N	14502 104TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	949210	0150	5/24/05	\$289,500	1460	0	7	1967	3	10032	N	N	9228 NE 193RD ST
003	809750	0140	8/2/06	\$335,000	1530	0	7	1966	4	8386	N	N	10039 NE 201ST ST
003	620420	0560	5/30/07	\$412,500	1540	0	7	1988	3	8011	N	N	14611 104TH AVE NE
003	635990	0105	7/6/07	\$410,000	1660	0	7	1961	3	15000	N	N	18608 89TH AVE NE
003	620420	0120	2/28/07	\$449,950	1680	0	7	1987	4	7274	N	N	14634 104TH AVE NE
003	809730	0040	9/26/05	\$327,930	1680	0	7	1962	3	9500	N	N	20010 101ST AVE NE
003	956780	0476	10/27/05	\$349,950	1730	0	7	1990	3	6784	N	N	18927 103RD AVE NE
003	666241	0070	9/27/05	\$435,000	2030	0	7	1977	3	12000	N	N	19533 129TH PL NE
003	926926	0040	12/15/06	\$477,000	2160	0	7	2000	3	5788	N	N	17415 92ND AVE NE
003	926926	0070	3/14/05	\$384,950	2160	0	7	1999	3	4229	N	N	17373 92ND AVE NE
003	926926	0130	12/12/06	\$485,000	2160	0	7	2000	3	5265	N	N	17349 92ND AVE NE
003	926926	0110	8/25/06	\$489,000	2460	0	7	1990	3	5039	N	N	17357 92ND AVE NE
003	926926	0180	7/8/05	\$410,000	2460	0	7	2000	3	4046	N	N	9217 NE 173RD PL
003	926926	0200	8/12/05	\$419,500	2460	0	7	2000	3	5126	N	N	9225 NE 173RD PL
003	926926	0210	5/10/07	\$479,999	2460	0	7	2001	3	4358	N	N	9229 NE 173RD PL
003	926926	0120	7/21/06	\$499,950	2680	0	7	2000	3	4806	N	N	17353 92ND AVE NE
003	926926	0170	12/18/05	\$415,000	2680	0	7	2000	3	3658	N	N	9213 NE 173RD PL
003	926926	0320	2/1/07	\$487,950	2680	0	7	2000	3	5217	N	N	9222 NE 173RD PL
003	885400	0080	1/25/05	\$505,000	1090	1090	8	1975	4	12480	N	N	9412 VALHALLA WAY
003	812531	0110	5/6/05	\$310,000	1150	550	8	1976	3	10450	N	N	8917 NE 191ST PL
003	769780	0040	5/9/07	\$417,000	1220	440	8	1979	3	9820	N	N	10435 NE 204TH PL
003	769780	0220	7/12/07	\$442,000	1220	930	8	1979	3	9744	N	N	10452 NE 204TH PL
003	809380	0030	4/19/06	\$370,000	1220	590	8	1987	4	6546	Y	N	17818 85TH PL NE
003	809380	0140	9/12/07	\$380,000	1230	0	8	1987	3	6778	N	N	17819 85TH PL NE
003	951650	0160	10/29/07	\$440,000	1230	920	8	1976	3	9627	N	N	13414 NE 190TH PL
003	951650	0180	1/27/05	\$319,950	1240	650	8	1976	3	10496	N	N	13402 NE 190TH PL
003	620420	0110	7/11/07	\$436,000	1250	380	8	1985	3	7445	N	N	14628 104TH AVE NE
003	680460	0510	5/25/05	\$323,500	1250	570	8	1980	3	9623	N	N	18724 129TH CT NE
003	666240	0080	6/22/05	\$377,000	1270	600	8	1975	3	10000	N	N	13245 NE 184TH PL
003	951651	0080	9/4/07	\$460,000	1270	630	8	1977	3	13505	N	N	13216 NE 190TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	680600	0050	2/4/05	\$345,000	1290	340	8	1985	3	9855	N	N	18407 130TH PL NE
003	951650	0020	4/23/05	\$330,500	1290	240	8	1976	3	9800	N	N	19111 136TH AVE NE
003	951650	0060	12/19/05	\$400,000	1290	240	8	1977	3	9788	N	N	13534 NE 190TH PL
003	680460	0260	12/1/05	\$399,950	1380	280	8	1981	3	9600	N	N	18223 129TH PL NE
003	680460	0500	6/18/05	\$365,500	1380	410	8	1981	3	9600	N	N	18716 129TH CT NE
003	680460	0910	4/11/07	\$399,000	1440	440	8	1980	3	9625	N	N	12826 NE 184TH CT
003	680460	0410	5/12/05	\$349,900	1450	650	8	1980	3	9814	N	N	18434 129TH LN NE
003	680460	0440	5/24/05	\$362,500	1450	650	8	1980	3	11256	N	N	18526 129TH AVE NE
003	680460	0770	7/13/07	\$465,000	1450	500	8	1980	3	9441	N	N	12820 NE 185TH CT
003	809380	0050	4/9/07	\$423,000	1460	0	8	1987	3	6804	N	N	17826 85TH PL NE
003	866310	0130	11/13/07	\$572,000	1470	1370	8	1975	5	9700	N	N	6240 NE 204TH PL
003	680460	0880	7/23/07	\$442,000	1480	620	8	1980	3	15055	N	N	12821 NE 185TH CT
003	809380	0130	11/3/06	\$412,000	1480	0	8	1987	3	6660	N	N	17843 85TH PL NE
003	812530	0010	2/8/07	\$438,000	1480	480	8	1974	3	10149	N	N	19004 90TH PL NE
003	424940	0180	6/23/05	\$355,000	1480	0	8	1998	3	3487	N	N	20009 131ST PL NE
003	424940	0220	3/15/05	\$302,500	1480	0	8	1998	3	5595	N	N	13205 NE 201ST CT
003	424940	0240	3/7/05	\$320,000	1480	0	8	1998	3	4432	N	N	13201 NE 201ST CT
003	424940	0280	6/3/05	\$349,950	1480	0	8	1998	3	4322	N	N	13208 NE 201ST CT
003	794200	0060	8/29/07	\$440,000	1510	310	8	1966	3	19108	N	N	10423 NE 190TH ST
003	809750	0180	3/2/07	\$395,050	1510	0	8	1990	3	8400	N	N	20024 100TH AVE NE
003	816440	0025	12/7/06	\$459,950	1520	940	8	1995	3	10781	N	N	10811 CIRCLE DR
003	949210	0040	3/21/07	\$429,900	1550	0	8	1964	4	8525	N	N	19212 92ND AVE NE
003	424940	0100	8/6/05	\$553,000	1560	1490	8	1997	3	7771	N	N	13005 NE 200TH PL
003	680460	0430	8/3/06	\$425,000	1570	830	8	1980	3	9691	N	N	18516 129TH LN NE
003	809380	0070	9/15/06	\$424,950	1580	0	8	1986	3	6845	Y	N	17834 85TH PL NE
003	620420	0580	6/19/06	\$410,000	1630	0	8	1986	3	5764	N	N	14531 104TH AVE NE
003	809380	0200	7/18/05	\$329,950	1630	0	8	1987	3	11592	N	N	8412 NE 178TH ST
003	424940	0210	3/14/05	\$345,000	1650	0	8	1998	3	4416	N	N	13207 NE 201ST CT
003	424940	0230	11/1/05	\$352,000	1650	0	8	1998	3	5675	N	N	13203 NE 201ST CT
003	424940	0290	12/21/06	\$426,000	1650	0	8	1998	3	6237	N	N	13210 NE 201ST CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	424940	0310	8/2/06	\$423,000	1650	0	8	1998	3	4716	N	N	13214 NE 201ST CT
003	424940	0320	2/16/05	\$319,900	1650	0	8	1998	3	4176	N	N	13216 NE 201ST CT
003	885400	0090	6/13/06	\$579,950	1670	1570	8	1982	4	10685	N	N	9418 VALHALLA WAY
003	951650	0110	8/18/05	\$390,000	1700	710	8	1977	3	12184	N	N	13510 NE 190TH PL
003	809380	0110	7/6/07	\$465,000	1720	0	8	1987	3	14410	Y	N	17850 85TH PL NE
003	885400	0320	2/2/05	\$398,750	1750	560	8	1989	3	9680	N	N	16315 VALHALLA DR
003	769780	0080	6/3/05	\$376,000	1760	0	8	1979	3	10100	N	N	10467 NE 204TH PL
003	635990	0005	4/4/06	\$459,000	1790	0	8	1959	4	12648	N	N	18819 92ND AVE NE
003	769780	0030	4/17/06	\$395,000	1830	680	8	1979	3	9817	N	N	10423 NE 204TH PL
003	680460	0170	11/15/07	\$439,000	1850	0	8	1980	3	10460	N	N	18310 129TH PL NE
003	424940	0090	7/13/06	\$550,000	1850	1070	8	1998	3	6371	N	N	13003 NE 200TH PL
003	620420	0370	8/15/07	\$469,950	1860	0	8	1987	3	13397	N	N	14929 104TH AVE NE
003	809380	0090	10/27/05	\$350,000	1870	0	8	1986	3	6155	Y	N	17842 85TH PL NE
003	885410	0370	8/30/07	\$470,000	1880	0	8	1990	4	10878	N	N	9215 ODIN WAY
003	620420	0410	8/3/05	\$415,000	1970	0	8	1988	3	7288	N	N	14909 104TH AVE NE
003	620420	0310	12/4/07	\$425,000	2000	0	8	1984	3	11130	N	N	15021 104TH AVE NE
003	029373	0080	2/4/05	\$399,500	2110	0	8	1998	3	8931	N	N	9413 NE 174TH PL
003	680460	0560	7/26/06	\$419,000	2140	0	8	1980	3	9441	N	N	18719 129TH CT NE
003	029373	0060	6/12/06	\$549,950	2300	0	8	1998	3	9950	N	N	9412 NE 174TH PL
003	393850	0050	8/18/05	\$411,000	2310	0	8	1998	3	5250	N	N	18934 81ST AVE NE
003	926927	0060	4/24/06	\$535,000	2320	0	8	1995	3	8219	N	N	8518 NE 176TH ST
003	267500	0060	7/13/05	\$489,000	2390	0	8	1998	3	9555	N	N	19028 89TH PL NE
003	680600	0030	7/5/06	\$530,000	2440	0	8	1985	3	9705	N	N	13014 NE 184TH PL
003	267500	0100	11/18/05	\$493,500	2440	0	8	1998	3	12388	N	N	19001 89TH PL NE
003	620410	0300	6/3/05	\$505,000	2550	0	8	1988	3	9511	N	N	10817 NE 157TH ST
003	814150	0050	1/25/06	\$525,000	2570	0	8	1987	3	50965	N	N	13516 NE 188TH PL
003	885400	0210	6/10/05	\$470,000	2570	0	8	1962	3	9075	N	N	16412 BALDER LN
003	885410	0280	3/9/07	\$559,900	2610	0	8	1985	3	13545	N	N	9425 ODIN WAY
003	885410	0280	10/23/06	\$517,000	2610	0	8	1985	3	13545	N	N	9425 ODIN WAY
003	664102	0180	8/18/05	\$495,000	2791	0	8	1996	3	5607	N	N	9023 NE 160TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	926927	0130	3/3/05	\$569,000	3350	0	8	1994	4	9999	N	N	8539 NE 176TH ST
003	885400	0030	8/23/06	\$530,000	1640	620	9	1978	3	13444	Y	N	9310 VALHALLA WAY
003	885400	0030	3/22/05	\$498,000	1640	620	9	1978	3	13444	Y	N	9310 VALHALLA WAY
003	885400	0400	10/24/05	\$544,900	1790	1260	9	1978	4	12822	N	N	16220 VALHALLA DR
003	885410	0240	11/29/06	\$547,000	1940	0	9	1976	3	21285	N	N	16125 VALHALLA DR
003	883535	0030	12/9/05	\$428,400	1990	0	9	1993	3	6663	N	N	19609 130TH PL NE
003	883535	0240	8/21/06	\$509,000	1990	0	9	1992	3	8249	N	N	13002 NE 197TH PL
003	670580	0070	8/14/06	\$485,000	2060	0	9	1989	3	10418	N	N	9806 NE 197TH PL
003	885410	0390	6/23/05	\$520,000	2150	0	9	2001	3	13600	N	N	9211 ODIN WAY
003	883535	0180	5/5/06	\$499,950	2190	0	9	1993	3	7794	N	N	13038 NE 197TH PL
003	072605	9473	5/17/06	\$559,990	2220	0	9	1998	3	14770	Y	N	9409 NE 180TH ST
003	108970	0020	12/11/06	\$590,000	2263	0	9	1995	3	11060	N	N	14914 102ND AVE NE
003	929550	0230	3/5/07	\$542,000	2310	0	9	2000	3	7800	N	N	8603 NE 193RD PL
003	670580	0120	8/4/05	\$482,000	2320	0	9	1990	3	10187	N	N	19634 98TH AVE NE
003	062605	9349	1/6/06	\$650,000	2320	1160	9	1996	3	17828	N	N	8920 NE 198TH ST
003	929550	0030	6/20/05	\$475,000	2360	0	9	1999	3	7200	N	N	8516 NE 193RD ST
003	320490	0040	4/18/06	\$610,000	2402	0	9	2001	3	10973	N	N	17127 109TH PL NE
003	108970	0040	10/10/06	\$609,500	2420	0	9	1995	3	10332	N	N	14824 102ND AVE NE
003	029373	0050	10/21/05	\$543,000	2450	0	9	1998	3	9033	N	N	9418 NE 174TH PL
003	929550	0180	8/3/05	\$523,000	2470	0	9	1999	3	8969	N	N	19215 86TH PL NE
003	883535	0100	6/27/05	\$458,500	2480	0	9	1993	3	7940	N	N	13029 NE 196TH PL
003	883535	0250	7/24/07	\$580,000	2490	0	9	1991	3	7308	N	N	13015 NE 197TH PL
003	020045	0080	1/20/05	\$475,000	2500	0	9	1996	3	9652	N	N	9203 NE 155TH ST
003	883535	0290	7/19/06	\$535,000	2540	0	9	1993	3	7401	N	N	13039 NE 197TH PL
003	885410	0200	1/22/07	\$749,950	2540	740	9	2006	3	16100	N	N	16206 VALHALLA DR
003	635990	0143	7/3/06	\$624,900	2550	0	9	1999	3	12808	N	N	9113 NE 188TH PL
003	883535	0130	6/8/07	\$579,000	2570	0	9	1992	3	6928	N	N	19612 131ST PL NE
003	883535	0260	5/4/06	\$522,473	2570	0	9	1991	3	6624	N	N	13021 NE 197TH PL
003	320490	0100	9/25/06	\$610,000	2580	0	9	1999	3	9603	N	N	17210 109TH PL NE
003	957815	0040	7/15/05	\$465,600	2600	0	9	1999	3	5810	N	N	13135 NE 186TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	957815	0030	2/2/06	\$482,500	2610	0	9	1999	3	5078	N	N	13125 NE 186TH PL
003	957815	0080	2/26/07	\$545,000	2650	0	9	1999	3	6097	N	N	13175 NE 186TH PL
003	883535	0020	6/9/06	\$534,000	2660	0	9	1991	3	7011	N	N	19615 130TH PL NE
003	883535	0080	2/16/07	\$550,000	2660	0	9	1992	3	7370	N	N	13017 NE 196TH PL
003	443400	0040	11/17/05	\$610,000	2670	0	9	1999	3	18121	N	N	17110 111TH AVE NE
003	443400	0010	3/3/06	\$626,000	2780	0	9	1999	3	14221	N	N	17134 111TH AVE NE
003	320490	0050	4/4/07	\$626,000	2800	0	9	2001	3	11136	N	N	17119 109TH PL NE
003	443400	0070	7/3/07	\$625,000	2810	0	9	1999	3	9601	N	N	17117 111TH AVE NE
003	443400	0080	11/7/05	\$570,000	2810	0	9	1999	3	9636	N	N	17125 111TH AVE NE
003	443400	0100	3/29/06	\$609,950	2810	0	9	1999	3	10774	N	N	17139 111TH AVE NE
003	885400	0040	5/2/07	\$700,000	2850	1600	9	1969	4	10560	N	N	9320 VALHALLA WAY
003	320490	0020	2/23/07	\$625,000	2870	0	9	2000	3	10218	N	N	17211 109TH PL NE
003	320490	0080	1/18/06	\$560,000	2870	0	9	2000	3	9624	N	N	17202 109TH PL NE
003	883535	0150	8/15/06	\$544,585	2970	0	9	1992	3	7000	N	N	19624 131ST PL NE
003	885410	0320	2/1/07	\$750,000	3030	0	9	2001	3	14329	Y	N	9329 ODIN WAY
003	920255	0070	12/1/06	\$549,900	3050	0	9	2000	3	9343	N	N	20351 86TH PL NE
003	920255	0030	4/5/05	\$495,000	3060	0	9	2000	3	8532	N	N	20338 86TH PL NE
003	670580	0030	3/24/06	\$590,000	3100	0	9	1990	3	10747	N	N	9930 NE 197TH ST
003	920255	0080	12/7/06	\$570,000	3170	0	9	2001	3	8706	N	N	20347 86TH PL NE
004	326110	0010	5/23/06	\$389,950	1240	580	7	2003	3	4551	N	N	19216 76TH PL NE
004	326110	0060	5/25/06	\$386,285	1240	580	7	2003	3	4576	N	N	19310 76TH PL NE
004	807837	0010	7/23/07	\$498,500	1320	1000	7	1975	4	12042	N	N	13422 NE 186TH ST
004	802968	0100	12/20/05	\$322,500	1410	0	7	1999	3	8613	N	N	18430 134TH PL NE
004	012604	9244	3/9/05	\$345,000	1580	1030	7	2000	3	5596	N	N	19928 80TH AVE NE
004	382410	0011	11/2/06	\$519,500	1580	970	7	2006	3	7084	N	N	6214 NE 198TH ST
004	382410	0012	1/18/07	\$537,500	1580	970	7	2006	3	14125	N	N	6210 NE 198TH ST
004	802965	0010	8/10/05	\$365,000	1600	0	7	1999	3	2930	N	N	18591 134TH PL NE
004	076200	0060	6/21/06	\$390,000	1640	0	7	2001	3	3226	N	N	8037 NE 179TH PL
004	802965	0040	9/21/05	\$315,000	1670	0	7	1999	3	3565	N	N	18561 134TH PL NE
004	802965	0060	8/11/06	\$439,700	1670	0	7	1999	3	3369	N	N	18541 134TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	076200	0010	1/10/06	\$372,950	1700	0	7	2000	3	2800	N	N	8007 NE 179TH PL
004	076200	0040	12/12/06	\$399,950	1700	0	7	2001	3	3654	N	N	8025 NE 179TH PL
004	076200	0050	10/15/05	\$385,000	1700	0	7	2000	3	3951	N	N	8031 NE 179TH PL
004	076200	0090	9/26/06	\$420,000	1700	0	7	2000	3	2915	N	N	8053 NE 179TH PL
004	076200	0100	12/6/06	\$424,950	1700	0	7	2000	3	3152	N	N	8057 NE 179TH PL
004	076200	0100	10/28/05	\$389,950	1700	0	7	2000	3	3152	N	N	8057 NE 179TH PL
004	029372	0080	5/8/06	\$400,000	1750	0	7	2003	3	3653	N	N	7543 NE 204TH PL
004	025360	0040	9/12/06	\$425,000	1800	0	7	2000	3	4498	N	N	7531 NE 203RD ST
004	025360	0060	5/24/05	\$379,000	1800	0	7	2000	3	4817	N	N	7539 NE 203RD ST
004	029372	0100	7/20/06	\$410,000	1840	0	7	2003	3	4982	N	N	7551 NE 204TH PL
004	029372	0110	12/15/05	\$382,000	1850	0	7	2003	3	4296	N	N	7555 NE 204TH PL
004	025360	0100	3/27/07	\$411,000	1860	0	7	2000	3	4025	N	N	7555 NE 203RD ST
004	025360	0110	5/10/05	\$347,000	1860	0	7	2000	3	3937	N	N	7559 NE 203RD ST
004	025360	0120	3/16/07	\$413,900	1860	0	7	2000	3	3914	N	N	7563 NE 203RD ST
004	025360	0130	6/30/05	\$369,500	1860	0	7	2000	3	4395	N	N	7564 NE 203RD ST
004	025360	0150	11/7/05	\$370,000	1860	0	7	2000	3	3504	N	N	7556 NE 203RD ST
004	326110	0020	4/28/06	\$419,950	1890	0	7	2003	3	4835	N	N	19222 76TH PL NE
004	326110	0070	5/6/06	\$419,000	1890	0	7	2003	3	4526	N	N	19312 76TH PL NE
004	011410	1042	3/30/07	\$431,000	1910	0	7	2001	3	6238	N	N	19228 75TH AVE NE
004	011410	1044	7/6/05	\$385,000	1910	0	7	2001	3	6315	N	N	19232 75TH AVE NE
004	326110	0080	12/30/05	\$402,000	1960	0	7	2003	3	4585	N	N	19314 76TH PL NE
004	029372	0070	8/16/05	\$384,300	2000	0	7	2003	3	4394	N	N	7539 NE 204TH PL
004	602050	0080	6/30/06	\$429,950	2020	0	7	2000	3	4439	N	N	19415 77TH PL NE
004	326110	0040	12/1/06	\$412,000	2020	0	7	2003	3	5227	N	N	19230 76TH PL NE
004	326110	0050	3/2/06	\$425,000	2020	0	7	2003	3	4500	N	N	19306 76TH PL NE
004	326110	0090	2/6/06	\$428,950	2020	0	7	2003	3	4522	N	N	19315 76TH PL NE
004	025360	0010	6/21/06	\$411,000	2030	0	7	2000	3	3555	N	N	7519 NE 203RD ST
004	025360	0170	3/3/05	\$366,000	2030	0	7	2000	3	5135	N	N	7548 NE 203RD ST
004	602050	0130	5/16/07	\$454,000	2150	0	7	2000	3	4236	N	N	19422 77TH PL NE
004	926926	0500	4/30/07	\$435,000	2160	0	7	2001	3	3125	N	N	9240 NE 174TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	029372	0090	6/22/06	\$425,000	2170	0	7	2003	3	3653	N	N	7547 NE 204TH PL
004	602050	0120	5/2/06	\$439,950	2200	0	7	2000	3	3703	N	N	19418 77TH PL NE
004	029372	0150	2/25/05	\$345,000	2240	0	7	2003	3	5229	N	N	7550 NE 204TH PL
004	602050	0060	8/7/06	\$464,950	2250	0	7	2000	3	5369	N	N	19423 77TH PL NE
004	382410	0104	6/7/07	\$499,000	2370	690	7	2001	3	6956	N	N	6534 NE 198TH ST
004	926926	0340	12/20/07	\$435,000	2460	0	7	2000	3	4473	N	N	17351 92ND PL NE
004	926926	0490	12/2/05	\$425,500	2640	0	7	2001	3	3939	N	N	9244 NE 174TH PL
004	926926	0360	6/20/07	\$510,000	2680	0	7	2000	3	5668	N	N	9215 NE 174TH PL
004	635890	0158	2/4/05	\$404,950	1530	730	8	2005	3	11969	N	N	18607 95TH AVE NE
004	955760	0320	7/11/05	\$422,000	1760	430	8	2003	3	6921	N	N	17722 89TH CT NE
004	176280	0020	3/17/05	\$395,000	1810	520	8	2004	3	2470	N	N	8321 NE 163RD PL
004	176280	0040	4/20/05	\$403,000	1810	520	8	2004	3	2354	N	N	8313 NE 163RD PL
004	313730	0020	2/16/06	\$408,950	1830	0	8	2003	3	4961	N	N	7514 NE 201ST PL
004	955760	0200	7/22/05	\$380,000	1850	0	8	2002	3	4659	N	N	8907 NE 178TH ST
004	955760	0240	4/26/05	\$389,950	1850	0	8	2003	3	5190	N	N	17735 89TH CT NE
004	370950	0060	10/2/06	\$459,950	1870	0	8	2003	3	5013	N	N	8921 NE 176TH ST
004	770202	0090	9/8/06	\$490,000	1880	0	8	2003	3	4918	N	N	8024 NE 182ND PL
004	176280	0050	5/4/06	\$537,000	1910	590	8	2002	3	3658	N	N	8305 NE 163RD PL
004	803050	0060	6/15/07	\$535,000	1920	0	8	2003	3	4401	N	N	12945 NE 201ST WAY
004	807837	0070	11/30/07	\$505,750	1930	0	8	2003	3	6938	N	N	18615 134TH PL NE
004	955760	0020	5/23/06	\$459,900	1950	0	8	2003	3	5000	N	N	8814 NE 178TH ST
004	955760	0040	6/19/07	\$467,000	1950	0	8	2002	3	5068	N	N	8830 NE 178TH ST
004	955760	0270	1/22/07	\$465,000	1950	0	8	2003	3	5208	N	N	17717 89TH CT NE
004	273861	0100	3/18/05	\$376,950	1980	0	8	2004	3	3414	N	N	13650 NE 203RD ST
004	856495	0400	6/16/05	\$448,068	2020	130	8	2005	3	3911	N	N	8621 NE 201ST PL
004	370950	0080	5/16/07	\$475,000	2040	0	8	2003	3	5596	N	N	8913 NE 176TH ST
004	273860	0220	4/27/05	\$400,000	2050	0	8	2005	3	4876	N	N	13624 NE 202ND ST
004	273860	0230	4/26/05	\$381,604	2050	0	8	2005	3	3189	N	N	13620 NE 202ND ST
004	273860	0240	4/10/07	\$455,000	2050	0	8	2005	3	3453	N	N	13616 NE 202ND ST
004	273860	0240	6/7/05	\$389,925	2050	0	8	2005	3	3453	N	N	13616 NE 202ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	273860	0250	2/23/05	\$359,925	2050	0	8	2005	3	3173	N	N	13612 NE 202ND ST
004	273860	0260	2/11/05	\$374,925	2050	0	8	2004	3	2925	N	N	13608 NE 202ND ST
004	273860	0020	5/10/05	\$392,925	2090	0	8	2005	3	3670	N	N	13611 NE 202ND ST
004	734050	0150	10/3/06	\$520,000	2100	0	8	2000	3	6610	N	N	17303 106TH PL NE
004	734050	0170	5/5/05	\$399,900	2100	0	8	2000	3	6600	N	N	17315 106TH PL NE
004	734050	0230	6/28/06	\$504,900	2100	0	8	2000	3	6580	N	N	10614 NE 174TH PL
004	273860	0010	6/15/05	\$397,000	2100	0	8	2005	3	3973	N	N	13607 NE 202ND ST
004	247540	0080	10/19/07	\$472,000	2140	0	8	2003	3	6008	N	N	18025 129TH PL NE
004	273860	0130	6/30/05	\$469,000	2170	700	8	2004	3	3298	N	N	20116 137TH AVE NE
004	273860	0170	8/23/05	\$500,000	2170	700	8	2003	3	3467	N	N	20132 137TH AVE NE
004	856495	0100	3/16/06	\$449,950	2180	0	8	2003	3	5219	N	N	20112 84TH PL NE
004	856495	0150	6/22/06	\$499,950	2180	0	8	2003	3	4761	N	N	20137 85TH AVE NE
004	856495	0160	10/18/05	\$431,000	2180	0	8	2003	3	4995	N	N	8507 NE 202ND WAY
004	856495	0440	5/26/06	\$479,000	2180	0	8	2004	3	5826	N	N	8630 NE 201ST PL
004	856495	0480	1/10/05	\$380,000	2180	0	8	2004	3	4646	N	N	8612 NE 201ST PL
004	856495	0550	5/22/07	\$499,000	2180	0	8	2004	3	4045	N	N	8500 NE 202ND WAY
004	856495	0590	8/23/05	\$475,000	2180	0	8	2003	3	5204	N	N	20220 84TH PL NE
004	856495	0600	3/16/06	\$441,603	2180	0	8	2006	3	5531	N	N	20226 84TH PL NE
004	952731	0110	1/20/05	\$364,498	2180	0	8	2004	3	3703	N	N	20419 128TH PL NE
004	952731	0160	2/23/05	\$368,880	2190	0	8	2005	3	3937	N	N	12922 NE 204TH PL
004	952731	0220	2/9/05	\$372,538	2190	0	8	2004	3	3735	N	N	12950 NE 204TH PL
004	952730	0240	1/24/05	\$373,285	2200	0	8	2004	3	3934	N	N	20306 129TH PL NE
004	952731	0180	3/18/05	\$392,988	2200	0	8	2005	3	4692	N	N	12932 NE 204TH PL
004	952731	0200	3/29/05	\$376,909	2200	0	8	2005	3	3800	N	N	12938 NE 204TH PL
004	952731	0210	2/28/05	\$376,694	2200	0	8	2005	3	3753	N	N	12944 NE 204TH PL
004	273861	0010	2/14/05	\$386,925	2200	0	8	2003	3	2979	N	N	13615 NE 203RD ST
004	273861	0110	1/25/05	\$390,925	2200	0	8	2003	3	3352	N	N	13630 NE 203RD ST
004	770201	0040	10/25/06	\$509,990	2220	0	8	2001	3	5802	N	N	7924 NE 182ND PL
004	273860	0030	9/9/05	\$459,950	2220	400	8	2005	3	4243	N	N	20147 137TH AVE NE
004	273861	0030	2/16/05	\$395,103	2250	0	8	2004	3	3506	N	N	13655 NE 203RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	273861	0060	3/28/06	\$509,000	2250	0	8	2004	3	7254	N	N	13690 NE 203RD ST
004	734050	0010	11/28/05	\$460,000	2270	0	8	2000	3	6600	N	N	17416 107TH PL NE
004	734050	0190	9/22/05	\$459,950	2270	0	8	2000	3	5932	N	N	17403 106TH PL NE
004	734050	0250	6/26/06	\$519,500	2270	0	8	2000	3	7063	N	N	10619 NE 174TH PL
004	273861	0040	4/6/05	\$379,925	2270	0	8	2004	3	2886	N	N	13665 NE 203RD ST
004	313730	0070	6/15/05	\$420,000	2280	0	8	2003	3	5196	N	N	7546 NE 201ST PL
004	273860	0160	12/8/06	\$545,900	2290	680	8	2003	3	3995	N	N	20128 137TH AVE NE
004	273860	0190	5/23/06	\$559,000	2290	680	8	2003	3	4359	N	N	20144 137TH AVE NE
004	856495	0360	8/13/07	\$546,900	2300	0	8	2004	3	4945	N	N	8541 NE 201ST PL
004	273861	0070	2/16/05	\$414,925	2320	0	8	2004	3	3658	N	N	13680 NW 203RD ST
004	734050	0160	10/26/07	\$605,000	2350	0	8	2000	3	6600	N	N	17309 106TH PL NE
004	734050	0180	7/18/07	\$595,000	2350	0	8	2000	3	6581	N	N	17321 106TH PL NE
004	734050	0180	9/22/05	\$475,000	2350	0	8	2000	3	6581	N	N	17321 106TH PL NE
004	803050	0010	8/2/05	\$452,950	2360	0	8	2003	3	4367	N	N	12977 NE 201ST WAY
004	803050	0020	5/29/07	\$569,000	2360	0	8	2003	3	4000	N	N	12971 NE 201ST WAY
004	803050	0150	6/9/05	\$441,000	2360	0	8	2003	3	3904	N	N	12902 NE 201ST WAY
004	803050	0160	7/21/05	\$445,500	2360	0	8	2003	3	4607	N	N	12906 NE 201ST WAY
004	803050	0200	12/22/05	\$465,000	2360	0	8	2003	3	4677	N	N	12924 NE 201ST WAY
004	856495	0240	3/1/06	\$451,000	2360	160	8	2006	3	4063	N	N	20128 85TH AVE NE
004	955760	0250	3/3/06	\$485,000	2380	0	8	2003	3	5300	N	N	17729 89TH CT NE
004	955760	0310	12/12/07	\$475,000	2380	0	8	2003	3	5261	N	N	17718 89TH CT NE
004	182605	9121	2/16/05	\$439,950	2400	0	8	2004	3	9600	N	N	15410 WAYNITA WAY NE
004	381840	0010	3/24/05	\$488,000	2410	0	8	2004	3	4786	N	N	7837 NE 198TH ST
004	856495	0260	7/25/06	\$485,000	2440	0	8	2003	3	4001	N	N	20125 85TH AVE NE
004	952731	0020	5/18/07	\$520,000	2440	0	8	2004	3	3634	N	N	12947 NE 204TH PL
004	952731	0020	1/10/05	\$375,532	2440	0	8	2004	3	3634	N	N	12947 NE 204TH PL
004	952731	0030	8/30/06	\$514,000	2440	0	8	2004	3	3635	N	N	12939 NE 204TH PL
004	952730	0080	5/16/06	\$531,900	2450	0	8	2004	3	3742	N	N	12918 NE 203RD ST
004	952731	0170	2/22/05	\$396,960	2450	0	8	2005	3	3833	N	N	12928 NE 204TH PL
004	952731	0230	1/9/06	\$487,000	2450	0	8	2005	3	3735	N	N	12956 NE 204TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	952731	0230	3/10/05	\$402,971	2450	0	8	2005	3	3735	N	N	12956 NE 204TH PL
004	273861	0090	4/4/05	\$421,000	2450	0	8	2004	3	4493	N	N	13660 NE 203RD ST
004	856495	0290	8/24/06	\$535,000	2470	0	8	2003	3	6413	N	N	20107 85TH AVE NE
004	856495	0580	7/22/05	\$500,000	2470	0	8	2003	3	6100	N	N	20214 84TH PL NE
004	635890	0159	3/2/05	\$430,270	2510	0	8	2005	3	9961	N	N	18603 95TH AVE NE
004	182236	0060	4/24/07	\$552,500	2520	0	8	2003	3	5249	N	N	13295 NE 202ND CT
004	856495	0080	9/12/06	\$468,356	2540	0	8	2006	3	4925	N	N	20105 84TH PL NE
004	856495	0090	10/24/06	\$483,799	2540	0	8	2006	3	5561	N	N	20106 84TH PL NE
004	052605	9309	11/19/07	\$560,000	2542	0	8	2003	3	9601	N	N	18906 ROSS RD
004	032605	9158	3/7/06	\$564,000	2550	1060	8	2005	3	10499	N	N	20318 132ND AVE NE
004	803050	0080	9/11/07	\$560,000	2550	0	8	2003	3	5668	N	N	12933 NE 201ST WAY
004	803050	0100	7/10/06	\$552,500	2550	0	8	2003	3	5529	N	N	12921 NE 201ST WAY
004	803050	0100	5/24/05	\$469,950	2550	0	8	2003	3	5529	N	N	12921 NE 201ST WAY
004	803050	0220	7/24/06	\$560,000	2550	0	8	2003	3	5850	N	N	12936 NE 201ST WAY
004	011410	1471	2/14/05	\$447,000	2570	0	8	2005	3	11084	N	N	17717 83RD PL NE
004	770202	0130	4/18/06	\$465,000	2580	0	8	2003	3	4511	N	N	8012 NE 182ND PL
004	770202	0140	6/17/05	\$440,000	2580	0	8	2003	3	4561	N	N	8008 NE 182ND PL
004	770202	0060	6/9/06	\$538,000	2590	0	8	2003	3	5920	N	N	8035 NE 182ND PL
004	382410	0347	2/8/05	\$499,950	2654	0	8	2003	3	6402	N	N	19517 65TH AVE NE
004	182605	9120	4/3/06	\$565,000	2660	0	8	2004	3	9601	N	N	15416 WAYNITA WAY NE
004	955890	0090	9/9/05	\$455,456	2680	0	8	2003	3	4941	N	N	8849 NE 176TH ST
004	955890	0120	7/24/07	\$526,000	2680	0	8	2003	3	5502	N	N	8823 NE 176TH ST
004	357860	0182	4/18/06	\$555,000	2690	0	8	2003	3	10132	N	N	8626 NE 157TH ST
004	955760	0060	5/5/05	\$455,000	2710	0	8	2004	3	6352	N	N	8844 NE 178TH ST
004	856495	0200	4/11/06	\$549,990	2710	0	8	2003	3	5678	N	N	8539 NE 202ND WAY
004	955760	0280	7/13/06	\$509,950	2740	0	8	2003	3	7213	N	N	17711 89TH CT NE
004	955890	0170	7/19/07	\$553,000	2760	0	8	2003	3	7432	N	N	17512 88TH AVE NE
004	952731	0240	3/31/05	\$446,959	2760	0	8	2005	3	7321	N	N	12962 NE 204TH PL
004	856495	0230	2/7/05	\$413,216	2780	0	8	2003	3	4983	N	N	8508 NE 201ST PL
004	955760	0260	3/2/06	\$506,500	2810	0	8	2003	3	5300	N	N	17723 89TH CT NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	856495	0040	12/20/05	\$489,950	2810	0	8	2003	3	4101	N	N	20129 84TH PL NE
004	856495	0270	4/14/05	\$435,310	2810	0	8	2004	3	4280	N	N	20119 85TH AVE NE
004	856495	0570	5/24/05	\$517,138	2830	0	8	2003	3	5496	N	N	20208 84TH PL NE
004	734050	0100	4/3/07	\$650,000	2860	0	8	2000	3	10169	N	N	10631 NE 173RD PL
004	273861	0050	2/23/07	\$520,000	2870	0	8	2004	3	4467	N	N	13685 NE 203RD ST
004	952730	0050	2/13/06	\$559,000	2890	0	8	2004	3	3745	N	N	12936 NE 203RD ST
004	062605	9359	2/24/05	\$509,950	2900	0	8	2004	3	9607	N	N	20407 96TH AVE NE
004	381840	0020	5/13/05	\$457,900	2900	0	8	2004	3	4800	N	N	7831 NE 198TH ST
004	381840	0030	2/23/05	\$515,000	2900	0	8	2004	3	4955	N	N	7817 NE 198TH ST
004	381840	0040	5/17/05	\$505,150	2900	0	8	2004	3	4800	N	N	7811 NE 198TH ST
004	734050	0240	3/8/05	\$458,950	2940	0	8	2000	3	6470	N	N	10620 NE 174TH PL
004	381840	0070	1/21/05	\$439,950	2970	0	8	2004	3	4895	N	N	19730 78TH AVE NE
004	381840	0080	4/12/05	\$445,200	2970	0	8	2004	3	4895	N	N	19724 78TH AVE NE
004	381840	0090	4/20/05	\$450,000	2970	0	8	2004	3	4895	N	N	19720 78TH AVE NE
004	856495	0220	12/7/05	\$505,000	3060	0	8	2003	3	6446	N	N	8516 NE 201ST PL
004	952731	0130	6/11/07	\$660,000	3070	0	8	2004	3	4913	N	N	20424 128TH PL NE
004	952731	0190	1/25/05	\$454,458	3090	0	8	2004	3	6916	N	N	12934 NE 204TH PL
004	803050	0050	9/6/07	\$610,000	3310	0	8	2003	3	5840	N	N	12951 NE 201ST WAY
004	020035	0070	8/21/07	\$575,000	1860	1070	9	2004	3	5569	N	N	18960 131ST PL NE
004	020035	0070	3/1/05	\$496,000	1860	1070	9	2004	3	5569	N	N	18960 131ST PL NE
004	020035	0060	3/23/05	\$482,000	1920	820	9	2004	3	6111	N	N	18940 131ST PL NE
004	020035	0050	3/15/05	\$485,000	2030	840	9	2004	3	7376	N	N	18920 131ST PL NE
004	062605	9354	5/4/07	\$635,000	2330	0	9	2002	3	10164	N	N	20207 96TH AVE NE
004	382410	0284	2/5/07	\$669,000	2370	1080	9	2006	3	6930	Y	N	6206 NE 195TH ST
004	770201	0060	6/9/05	\$508,000	2500	0	9	2001	3	4910	N	N	7911 NE 182ND PL
004	664103	0020	5/26/05	\$575,000	2520	1100	9	2003	3	7364	N	N	9110 NE 160TH PL
004	020035	0080	4/10/07	\$538,950	2730	0	9	2004	3	5178	N	N	18980 131ST PL NE
004	664103	0150	10/18/05	\$580,000	3110	0	9	2003	3	7850	N	N	9127 NE 160TH PL
004	664103	0110	3/3/05	\$525,000	3140	0	9	2001	3	8472	N	N	9119 NE 160TH PL
004	664103	0080	6/10/05	\$599,950	3330	0	9	2002	3	9788	N	N	9137 NE 160TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	929510	0190	10/1/07	\$680,000	2870	540	10	2004	3	8012	Y	N	8310 NE 187TH ST
004	929510	0010	4/12/05	\$665,950	3260	690	10	2004	3	14706	N	N	8219 NE 187TH ST
004	613761	0635	2/17/05	\$510,000	3270	0	10	2003	3	9965	Y	N	11029 NE 197TH ST
004	108882	0020	3/1/05	\$700,000	3280	0	10	2000	3	9631	N	N	15307 101ST PL NE
004	929510	0150	11/21/05	\$799,950	3930	980	10	2004	3	5218	Y	N	8330 NE 187TH ST
004	929510	0140	7/7/05	\$799,950	4090	960	10	2004	3	6982	Y	N	8332 NE 187TH ST
005	273863	0140	7/27/05	\$373,000	1310	1270	7	1968	3	15281	N	N	20103 136TH AVE NE
005	402770	1179	4/3/06	\$432,000	2100	0	7	2006	3	6902	N	N	19724 61ST PL NE
005	785996	0030	1/3/05	\$466,175	1790	1560	8	2004	3	6589	N	N	18508 131ST PL NE
005	785996	0010	5/6/05	\$472,741	1800	1560	8	2005	3	7557	N	N	18528 133RD CT NE
005	785996	0020	12/8/05	\$565,000	1800	1560	8	2005	3	6387	N	N	18518 132ND PL NE
005	785996	0020	5/25/05	\$476,000	1800	1560	8	2005	3	6387	N	N	18518 132ND PL NE
005	011410	1156	8/23/07	\$490,000	1940	810	8	2007	3	15999	N	N	18117 83RD AVE NE
005	011410	1157	3/26/07	\$519,950	1940	810	8	2007	3	15974	N	N	18115 83RD AVE NE
005	011410	1162	1/31/07	\$454,000	1940	0	8	2007	3	15632	N	N	18103 83RD AVE NE
005	108865	0040	5/13/06	\$444,251	2180	0	8	2006	3	4507	N	N	19817 82ND PL NE
005	108865	0060	12/21/05	\$414,242	2180	0	8	2006	3	4507	N	N	19825 82ND PL NE
005	108865	0150	10/26/05	\$427,684	2180	0	8	2006	3	4540	N	N	19924 83RD PL NE
005	108865	0170	11/10/05	\$454,688	2180	0	8	2006	3	5880	N	N	19916 83RD PL NE
005	108865	0190	11/2/05	\$440,194	2180	0	8	2006	3	4580	N	N	19844 83RD PL NE
005	108865	0210	10/12/05	\$412,918	2180	0	8	2006	3	4497	N	N	19838 83RD PL NE
005	108865	0220	4/28/06	\$419,766	2180	0	8	2006	3	4497	N	N	19834 83RD PL NE
005	108865	0250	2/14/05	\$375,330	2180	0	8	2004	3	5246	N	N	19734 83RD PL NE
005	108865	0300	7/19/06	\$425,613	2180	0	8	2006	3	6293	N	N	8239 NE 198TH ST
005	108865	0450	7/14/06	\$501,243	2180	0	8	2006	3	5382	N	N	19729 82ND PL NE
005	108865	0520	6/15/05	\$392,072	2180	0	8	2005	3	5574	N	N	8218 NE 198TH ST
005	020770	0030	12/18/06	\$514,627	2260	0	8	2007	3	4316	N	N	12917 NE 200TH PL
005	020770	0040	4/17/07	\$528,675	2260	0	8	2007	3	4217	N	N	12887 NE 200TH PL
005	020770	0090	12/22/06	\$527,706	2260	0	8	2007	3	5214	N	N	12857 NE 200TH PL
005	020770	0100	1/8/07	\$563,787	2260	0	8	2007	3	5752	N	N	12852 NE 200TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	020770	0110	3/12/07	\$529,417	2260	0	8	2007	3	5495	N	N	12858 NE 200TH PL
005	020770	0200	7/20/07	\$514,701	2260	0	8	2007	3	4053	N	N	12922 NE 200TH PL
005	020770	0210	3/12/07	\$516,715	2260	0	8	2007	3	3863	N	N	12928 NE 200TH PL
005	020770	0220	5/18/07	\$523,852	2260	0	8	2007	3	4404	N	N	12934 NE 200TH PL
005	020770	0250	3/12/07	\$539,090	2260	0	8	2007	3	4500	N	N	12950 NE 200TH PL
005	381840	0100	4/1/05	\$374,950	2270	0	8	2004	3	4905	N	N	19719 78TH AVE NE
005	020770	0070	1/25/07	\$538,057	2270	0	8	2007	3	4053	N	N	12869 NE 200TH PL
005	020770	0260	3/15/07	\$527,448	2270	0	8	2007	3	4740	N	N	12956 NE 200TH PL
005	108865	0310	3/16/05	\$437,129	2320	0	8	2004	3	5493	N	N	8235 NE 198TH ST
005	108865	0260	5/18/05	\$408,270	2330	0	8	2005	3	4722	N	N	19732 83RD PL NE
005	108865	0370	9/9/05	\$455,698	2370	0	8	2005	3	4500	N	N	8217 NE 198TH ST
005	108865	0020	5/10/06	\$519,900	2410	0	8	2006	3	4538	N	N	19809 82ND PL NE
005	108865	0020	3/23/06	\$445,982	2410	0	8	2006	3	4538	N	N	19809 82ND PL NE
005	108865	0010	4/26/06	\$476,251	2420	0	8	2006	3	5350	N	N	19805 82ND PL NE
005	108865	0030	2/14/06	\$478,264	2420	0	8	2006	3	4507	N	N	19813 82ND PL NE
005	108865	0050	7/24/06	\$470,000	2420	0	8	2006	3	4507	N	N	19821 82ND PL NE
005	108865	0050	3/20/06	\$412,191	2420	0	8	2006	3	4507	N	N	19821 82ND PL NE
005	108865	0070	12/19/05	\$436,260	2420	0	8	2006	3	4507	N	N	19829 82ND PL NE
005	108865	0090	4/21/06	\$478,885	2420	0	8	2006	3	4558	N	N	19921 82ND PL NE
005	108865	0100	2/3/06	\$423,843	2420	0	8	2006	3	5226	N	N	19925 82ND PL NE
005	108865	0110	10/26/05	\$459,220	2420	0	8	2006	3	4509	N	N	19929 82ND PL NE
005	108865	0160	11/28/05	\$486,828	2420	0	8	2006	3	5079	N	N	19920 83RD PL NE
005	108865	0180	12/16/05	\$460,640	2420	0	8	2006	3	5227	N	N	19914 83RD PL NE
005	108865	0200	6/8/06	\$443,607	2420	0	8	2006	3	4529	N	N	19842 83RD PL NE
005	108865	0230	4/20/06	\$544,433	2420	0	8	2005	3	4497	N	N	19830 83RD PL NE
005	108865	0240	12/21/05	\$479,089	2420	0	8	2006	3	4862	N	N	19824 83RD PL NE
005	108865	0330	7/14/05	\$410,461	2420	0	8	2005	3	4555	N	N	19724 82ND LN NE
005	108865	0390	4/18/05	\$410,044	2420	0	8	2004	3	5509	N	N	19726 82ND PL NE
005	108865	0420	6/3/05	\$445,211	2420	0	8	2005	3	5808	N	N	19719 82ND PL NE
005	108865	0540	8/5/05	\$410,802	2420	0	8	2005	3	4500	N	N	19814 82ND PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	108865	0550	8/25/05	\$438,635	2420	0	8	2005	3	4885	N	N	19820 82ND PL NE
005	020770	0170	2/23/07	\$561,724	2430	0	8	2007	3	5549	N	N	12904 NE 200TH PL
005	108865	0350	2/8/05	\$438,874	2450	0	8	2005	3	5829	N	N	19721 82ND LN NE
005	108865	0400	5/19/05	\$416,601	2450	0	8	2005	3	5435	N	N	19722 82ND PL NE
005	108865	0430	6/6/05	\$433,828	2450	0	8	2005	3	5862	N	N	19723 82ND PL NE
005	108865	0460	7/12/05	\$481,577	2450	0	8	2005	3	5214	N	N	19731 82ND PL NE
005	108865	0530	6/24/05	\$463,173	2450	0	8	2005	3	7348	N	N	8208 NE 198TH ST
005	020770	0060	4/10/07	\$565,517	2450	0	8	2007	3	4410	N	N	12875 NE 200TH PL
005	020770	0080	12/21/06	\$554,237	2450	0	8	2007	3	4553	N	N	12863 NE 200TH PL
005	020770	0120	1/16/07	\$563,530	2450	0	8	2007	3	4575	N	N	12864 NE 200TH PL
005	020770	0130	6/1/07	\$544,192	2450	0	8	2007	3	4245	N	N	12870 NE 200TH PL
005	020770	0180	6/27/07	\$573,954	2450	0	8	2007	3	5047	N	N	12908 NE 200TH PL
005	108865	0340	4/7/05	\$437,035	2452	0	8	2004	3	5359	N	N	19720 82ND LN NE
005	381840	0120	2/3/05	\$399,450	2460	0	8	2004	3	4950	N	N	19733 78TH AVE NE
005	381840	0140	6/6/07	\$499,900	2460	0	8	2004	3	4966	N	N	19801 78TH AVE NE
005	020770	0020	7/11/07	\$606,563	2490	0	8	2007	3	4449	N	N	12923 NE 200TH PL
005	108865	0080	8/13/07	\$549,069	2530	0	8	2007	3	4849	N	N	19917 82ND PL NE
005	142890	0033	4/13/05	\$495,000	2630	0	8	2004	3	6100	N	N	12964 NE 201ST ST
005	142890	0034	4/7/05	\$505,000	2630	0	8	2004	3	6261	N	N	12958 NE 201ST ST
005	142890	0036	3/25/05	\$499,000	2630	0	8	2004	3	5755	N	N	12952 NE 201ST ST
005	785996	0270	3/2/05	\$434,763	2710	0	8	2004	3	6034	N	N	18510 130TH PL NE
005	108865	0270	5/26/05	\$481,162	2710	0	8	2005	3	5596	N	N	19726 83RD PL NE
005	108865	0280	2/2/05	\$425,737	2710	0	8	2004	3	7711	N	N	19724 83RD PL NE
005	785996	0290	7/12/06	\$562,000	2720	0	8	2004	3	5500	N	N	18530 130TH PL NE
005	785996	0290	2/25/05	\$439,720	2720	0	8	2004	3	5500	N	N	18530 130TH PL NE
005	108865	0290	4/5/05	\$456,568	2720	0	8	2005	3	6843	N	N	19722 83RD PL NE
005	108865	0380	3/16/05	\$424,569	2720	0	8	2004	3	6281	N	N	19730 82ND PL NE
005	108865	0500	1/11/05	\$487,368	2790	0	8	2004	3	5285	N	N	8236 NE 198TH ST
005	273864	0370	7/25/06	\$578,360	2820	0	8	2006	3	3600	N	N	20232 134TH AVE NE
005	785996	0100	5/18/05	\$461,925	2830	0	8	2005	3	6533	N	N	13055 NE 185TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	785996	0110	7/10/07	\$590,000	2830	0	8	2004	3	8459	N	N	18485 130TH PL NE
005	785996	0110	1/6/06	\$570,000	2830	0	8	2004	3	8459	N	N	18485 130TH PL NE
005	785996	0110	1/25/05	\$439,990	2830	0	8	2004	3	8459	N	N	18485 130TH PL NE
005	785996	0160	3/2/05	\$451,452	2830	0	8	2005	3	7203	N	N	18535 130TH PL NE
005	785996	0200	5/16/05	\$472,506	2830	0	8	2005	3	6060	N	N	13062 NE 186TH ST
005	108865	0410	9/7/05	\$448,641	2830	0	8	2005	3	5335	N	N	19718 82ND PL NE
005	273864	0380	12/13/06	\$579,950	2830	0	8	2006	3	3600	N	N	20236 134TH AVE NE
005	108865	0140	10/11/05	\$471,522	2834	0	8	2005	3	4520	N	N	19928 83RD PL NE
005	108865	0490	7/25/05	\$462,199	2844	0	8	2005	3	5039	N	N	8238 NE 198TH ST
005	108865	0360	4/19/05	\$455,000	2850	0	8	2004	3	4500	N	N	19727 82ND LN NE
005	108865	0470	8/25/05	\$484,405	2850	0	8	2005	3	6133	N	N	8129 NE 198TH ST
005	357860	0148	5/21/07	\$700,000	2890	0	8	2006	3	11852	N	N	15607 88TH AVE NE
005	381840	0110	7/10/07	\$568,000	2900	0	8	2004	3	4950	N	N	19725 78TH AVE NE
005	381840	0110	4/20/05	\$447,900	2900	0	8	2004	3	4950	N	N	19725 78TH AVE NE
005	381840	0130	3/11/05	\$449,900	2900	0	8	2004	3	4950	N	N	19737 78TH AVE NE
005	785996	0040	5/26/05	\$581,650	3000	0	8	2004	3	9069	N	N	13115 NE 185TH ST
005	785996	0090	12/22/06	\$585,000	3000	0	8	2004	3	6500	N	N	13065 NE 185TH ST
005	785996	0090	6/22/05	\$539,975	3000	0	8	2004	3	6500	N	N	13065 NE 185TH ST
005	785996	0130	2/2/05	\$501,707	3000	0	8	2005	3	7782	N	N	18505 130TH PL NE
005	785996	0140	1/13/05	\$494,328	3000	0	8	2005	3	7751	N	N	18515 130TH PL NE
005	785996	0210	3/29/05	\$522,261	3000	0	8	2005	3	6060	N	N	13072 NE 186TH ST
005	785996	0240	6/21/05	\$448,750	3000	0	8	2005	3	12653	N	N	18521 132ND PL NE
005	785996	0250	6/27/05	\$522,718	3000	0	8	2005	3	6892	N	N	18511 131ST PL NE
005	785996	0320	3/24/05	\$563,091	3000	0	8	2005	3	10270	N	N	13070 NE 185TH ST
005	357870	0017	6/29/05	\$609,000	3010	0	8	2005	3	11393	N	N	9010 NE 152ND PL
005	020770	0050	3/14/07	\$597,659	3110	0	8	2007	3	4464	N	N	12961 NE 200TH PL
005	020770	0140	8/9/07	\$611,841	3110	0	8	2007	3	6022	N	N	12876 NE 200TH PL
005	020770	0150	6/8/07	\$594,574	3110	0	8	2007	3	4477	N	N	12882 NE 200TH PL
005	609860	0060	7/12/07	\$680,000	3120	0	8	2007	3	8051	N	N	8815 NE 163RD ST
005	108865	0120	10/27/05	\$507,969	3130	0	8	2006	3	4529	N	N	19933 82ND PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	108865	0130	12/14/05	\$491,037	3130	0	8	2006	3	4512	N	N	19932 83RD PL NE
005	108865	0320	10/12/05	\$509,528	3130	0	8	2005	3	5471	N	N	19730 82ND LN NE
005	785996	0080	3/11/05	\$524,839	3250	0	8	2004	3	6500	N	N	13075 NE 185TH ST
005	785996	0310	3/1/05	\$529,673	3250	0	8	2005	3	7124	N	N	13077 NE 186TH ST
005	620405	0040	8/29/06	\$573,739	2090	0	9	2006	3	4196	N	N	11172 NE 162ND ST
005	620405	0150	8/1/06	\$619,950	2090	780	9	2006	3	4641	N	N	11167 NE 162ND ST
005	620405	0160	9/11/07	\$639,500	2090	780	9	2007	3	4369	N	N	11171 NE 162ND ST
005	620405	0180	7/16/07	\$647,500	2090	780	9	2007	3	4198	N	N	11179 NE 162ND ST
005	620405	0190	10/9/06	\$614,950	2090	780	9	2006	3	4613	N	N	11183 NE 162ND ST
005	326125	0060	11/29/06	\$529,067	2131	0	9	2006	3	4861	N	N	7812 NE 197TH PL
005	620405	0100	7/2/06	\$613,419	2210	0	9	2006	3	4943	N	N	11147 NE 162ND ST
005	620405	0110	1/24/06	\$555,000	2220	0	9	2006	3	3961	N	N	11151 NE 162ND ST
005	620405	0120	12/28/06	\$575,000	2220	0	9	2006	3	3905	N	N	11155 NE 162ND ST
005	620405	0120	3/16/06	\$555,950	2220	0	9	2006	3	3905	N	N	11155 NE 162ND ST
005	011410	0066	5/4/06	\$529,950	2310	0	9	2005	3	6634	N	N	19718 75TH AVE NE
005	326125	0050	9/18/06	\$547,675	2370	0	9	2006	3	4526	N	N	7810 NE 197TH PL
005	620405	0130	4/18/06	\$576,450	2400	0	9	2006	3	4610	N	N	11159 NE 162ND ST
005	086920	0010	6/14/07	\$569,900	2410	0	9	2006	3	5832	N	N	6735 NE 201ST PL
005	273864	0330	5/9/07	\$629,950	2420	610	9	2007	3	3600	N	N	20116 134TH AVE NE
005	273864	0360	2/22/07	\$633,950	2420	610	9	2007	3	3600	N	N	20228 134TH AVE NE
005	273864	0400	12/14/06	\$559,950	2420	610	9	2006	3	3600	N	N	20344 134TH AVE NE
005	273864	0410	9/8/06	\$552,659	2420	610	9	2006	3	3600	N	N	20448 134TH AVE NE
005	273864	0420	9/18/06	\$549,950	2420	610	9	2006	3	3600	N	N	20452 134TH AVE NE
005	011410	0114	11/7/05	\$555,000	2450	0	9	2005	3	5642	N	N	7417 NE 198TH PL
005	419180	0010	6/23/05	\$452,900	2460	0	9	2005	3	4912	N	N	7927 NE 184TH ST
005	419180	0020	1/19/06	\$499,000	2460	0	9	2006	3	4520	N	N	7925 NE 184TH ST
005	419180	0040	7/22/05	\$462,900	2460	0	9	2005	3	4514	N	N	7913 NE 184TH ST
005	419180	0070	12/5/05	\$489,900	2460	0	9	2005	3	4778	N	N	7920 NE 184TH ST
005	419180	0080	6/29/05	\$482,765	2460	0	9	2005	3	4778	N	N	7924 NE 184TH ST
005	326125	0080	3/2/07	\$545,950	2500	0	9	2006	3	4669	N	N	7816 NE 197TH PL

Improved Sales Used In This Physical Inspection Analysis

Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	326125	0090	1/22/07	\$545,950	2500	0	9	2006	3	4717	N	N	7815 NE 197TH PL
005	273864	0350	2/1/07	\$629,950	2500	610	9	2007	3	3600	N	N	20224 134TH AVE NE
005	273864	0390	12/13/06	\$651,000	2500	610	9	2006	3	3600	N	N	20340 134TH AVE NE
005	086920	0040	7/24/07	\$594,900	2520	0	9	2007	3	4500	N	N	6720 NE 201ST PL
005	052605	9310	1/21/05	\$450,000	2550	0	9	2004	3	14273	N	N	19105 103RD AVE NE
005	326125	0100	11/16/06	\$550,950	2570	0	9	2006	3	4945	N	N	7813 NE 197TH PL
005	273864	0290	7/31/07	\$707,272	2570	1130	9	2007	3	5539	N	N	20002 134TH CT NE
005	419180	0050	8/11/05	\$476,352	2580	0	9	2005	3	4960	N	N	7909 NE 184TH ST
005	326125	0120	8/8/06	\$575,950	2610	0	9	2006	3	4513	N	N	7807 NE 197TH PL
005	620405	0060	10/24/06	\$619,950	2620	510	9	2006	3	5587	N	N	11123 NE 162ND ST
005	326125	0070	1/22/07	\$563,100	2620	0	9	2007	3	4549	N	N	7814 NE 197TH PL
005	326125	0130	12/12/06	\$559,950	2620	0	9	2006	3	4626	N	N	19618 78TH AVE NE
005	326125	0140	11/15/06	\$562,000	2620	0	9	2006	3	4500	N	N	19613 78TH AVE NE
005	326125	0170	2/7/07	\$551,950	2620	0	9	2006	3	4500	N	N	19711 78TH AVE NE
005	620405	0010	4/18/06	\$591,950	2640	0	9	2006	3	4503	N	N	11184 NE 162ND ST
005	620405	0020	1/26/07	\$645,000	2640	0	9	2006	3	4050	N	N	11180 NE 162ND ST
005	620405	0050	4/6/06	\$600,020	2640	0	9	2006	3	7978	N	N	11140 NE 162ND ST
005	620405	0070	1/9/07	\$650,200	2650	510	9	2006	3	4528	N	N	11127 NE 162ND ST
005	620405	0080	1/25/07	\$639,950	2650	510	9	2006	3	4270	N	N	11131 NE 162ND ST
005	620405	0090	6/20/06	\$651,107	2650	510	9	2006	3	7398	N	N	11135 NE 162ND ST
005	326125	0040	4/9/07	\$540,450	2650	0	9	2006	3	4615	N	N	7808 NE 197TH PL
005	326125	0110	9/5/06	\$563,950	2670	0	9	2006	3	4913	N	N	7811 NE 197TH PL
005	262478	0040	10/23/07	\$532,000	2680	0	9	2007	3	5139	N	N	8123 NE 189TH PL
005	011410	0116	3/22/06	\$559,000	2690	0	9	2006	3	7402	N	N	7413 NE 198TH PL
005	011410	0129	6/20/06	\$555,000	2690	0	9	2005	3	5870	N	N	7423 NE 198TH PL
005	326125	0150	6/26/06	\$555,950	2710	0	9	2006	3	4500	N	N	19617 78TH AVE NE
005	326125	0160	8/11/06	\$561,950	2710	0	9	2006	3	4500	N	N	19707 78TH AVE NE
005	326125	0180	11/1/06	\$615,000	2710	0	9	2006	3	4500	N	N	19715 78TH AVE NE
005	012604	9249	3/13/07	\$559,950	2730	0	9	2006	3	5883	N	N	19020 81ST AVE NE
005	419180	0030	11/18/05	\$476,637	2760	0	9	2005	3	4520	N	N	7921 NE 184TH ST

Improved Sales Used In This Physical Inspection Analysis

Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	419180	0060	10/19/05	\$480,094	2760	0	9	2005	3	4827	N	N	7912 NE 184TH ST
005	419180	0090	5/11/05	\$452,900	2760	0	9	2005	3	5542	N	N	7928 NE 184TH ST
005	273864	0090	4/3/07	\$584,950	2760	460	9	2006	3	3600	N	N	20457 134TH AVE NE
005	273864	0110	1/19/07	\$579,950	2760	460	9	2006	3	3600	N	N	20349 134TH AVE NE
005	273864	0130	4/13/07	\$592,950	2760	460	9	2007	3	3600	N	N	20341 134TH AVE NE
005	273864	0170	8/3/07	\$612,950	2760	460	9	2007	3	3600	N	N	20233 134TH AVE NE
005	042605	9071	7/18/05	\$509,950	2790	0	9	2005	3	6001	N	N	18613 132ND AVE NE
005	326125	0030	2/13/07	\$566,950	2790	0	9	2006	3	4764	N	N	19708 78TH AVE NE
005	262478	0050	7/16/07	\$589,950	2790	0	9	2007	3	5035	N	N	8129 NE 189TH PL
005	012604	9251	6/27/06	\$584,950	2810	0	9	2006	3	4520	N	N	19016 81ST AVE NE
005	273864	0340	4/16/07	\$639,950	2820	0	9	2007	3	3600	N	N	20120 134TH AVE NE
005	273864	0300	6/19/07	\$639,950	2830	0	9	2007	3	3960	N	N	20104 134TH AVE NE
005	273864	0320	5/23/07	\$639,950	2830	0	9	2007	3	3601	N	N	20112 134TH AVE NE
005	770208	0040	9/19/07	\$597,500	2840	0	9	2007	3	5063	N	N	7915 NE 196TH ST
005	273864	0140	3/15/07	\$639,950	2860	810	9	2007	3	5666	N	N	20239 134TH AVE NE
005	012604	9250	11/2/06	\$577,350	2880	0	9	2006	3	6279	N	N	19018 81ST AVE NE
005	011410	0023	1/16/07	\$600,000	2960	0	9	2006	3	6145	N	N	7550 NE 201ST PL
005	143753	0030	11/3/06	\$637,000	2970	0	9	2005	3	6664	N	N	19409 132ND PL NE
005	143753	0030	2/2/06	\$589,800	2970	0	9	2005	3	6664	N	N	19409 132ND PL NE
005	143753	0120	10/12/06	\$636,839	2970	0	9	2006	3	7941	N	N	19420 132ND PL NE
005	273863	0010	12/14/05	\$589,950	2970	810	9	2006	3	12986	N	N	13552 NE 200TH ST
005	273863	0020	3/8/06	\$609,950	2970	810	9	2006	3	5100	N	N	13546 NE 200TH ST
005	273863	0030	10/6/05	\$579,950	2970	810	9	2005	3	5126	N	N	13540 NE 200TH ST
005	273864	0010	11/9/06	\$669,950	2970	810	9	2006	3	5013	N	N	13513 NE 200TH ST
005	273864	0150	12/4/06	\$639,950	2970	810	9	2006	3	5693	N	N	20237 134TH AVE NE
005	143753	0010	11/30/05	\$559,800	3000	0	9	2005	3	8485	N	N	19419 132ND PL NE
005	143753	0050	2/17/06	\$564,800	3000	0	9	2006	3	7588	N	N	19345 132ND PL NE
005	143753	0070	4/7/06	\$612,907	3000	0	9	2006	3	7740	N	N	19360 132ND PL NE
005	143753	0100	6/6/06	\$579,800	3000	0	9	2006	3	6854	N	N	19410 132ND PL NE
005	273864	0080	3/19/07	\$594,950	3000	440	9	2006	3	3600	N	N	20461 134TH AVE NE

Improved Sales Used In This Physical Inspection Analysis

Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	273864	0100	10/19/06	\$592,950	3000	440	9	2006	3	3600	N	N	20453 134TH AVE NE
005	273864	0120	1/23/07	\$592,950	3000	440	9	2007	3	3600	N	N	20345 134TH AVE NE
005	273864	0160	4/20/07	\$634,644	3000	440	9	2007	3	3600	N	N	20235 134TH AVE NE
005	273863	0040	3/6/06	\$579,950	3020	0	9	2006	3	6068	N	N	13536 NE 200TH ST
005	273863	0050	3/14/06	\$589,950	3020	0	9	2006	3	5280	N	N	20020 135TH AVE NE
005	326125	0010	8/8/06	\$590,950	3050	0	9	2006	3	4539	N	N	19716 78TH AVE NE
005	326125	0020	5/1/07	\$585,950	3050	0	9	2006	3	4515	N	N	19712 78TH AVE NE
005	143753	0040	4/7/06	\$589,800	3080	0	9	2006	3	6375	N	N	19335 132ND PL NE
005	143753	0090	7/18/06	\$624,800	3080	0	9	2006	3	6315	N	N	19380 132ND PL NE
005	143753	0080	4/10/06	\$564,800	3090	0	9	2006	3	7063	N	N	19370 132ND PL NE
005	143753	0110	11/13/06	\$728,865	3100	0	9	2006	3	8046	N	N	19416 132ND PL NE
005	273863	0080	6/7/06	\$600,000	3110	0	9	2006	3	5269	N	N	20015 135TH AVE NE
005	273863	0090	2/9/06	\$609,950	3130	0	9	2006	3	7877	N	N	13525 NE 200TH ST
005	273863	0130	5/12/06	\$589,950	3130	0	9	2006	3	5089	N	N	13549 200TH AVE NE
005	273863	0100	11/18/05	\$659,950	3210	820	9	2006	3	6694	N	N	13531 200TH AVE NE
005	273863	0110	2/22/06	\$579,950	3210	820	9	2006	3	6332	N	N	13537 NE 200TH ST
005	273863	0120	10/26/05	\$619,950	3210	820	9	2005	3	5757	N	N	13543 NE 200TH ST
005	273863	0060	6/27/06	\$617,000	3220	0	9	2006	3	6418	N	N	20024 135TH AVE NE
005	273864	0060	4/6/07	\$689,950	3220	0	9	2007	3	5195	N	N	13519 NE 200TH ST
005	273863	0070	1/25/06	\$607,520	3240	0	9	2006	3	5224	N	N	20019 135TH AVE NE
005	857380	0050	6/21/06	\$719,000	3260	0	9	2005	3	10565	N	N	9021 NE 152ND ST
005	956780	0370	11/28/07	\$699,990	3280	0	9	2007	3	6649	N	N	10315 NE 190TH ST
005	273864	0040	3/23/07	\$699,950	3310	0	9	2007	3	4839	N	N	13507 NE 200TH ST
005	273864	0020	5/3/07	\$739,950	3390	0	9	2007	3	6498	N	N	13524 NE 200TH ST
005	273864	0030	6/13/07	\$758,000	3470	0	9	2007	3	7588	N	N	13501 NE 200TH ST
005	857380	0020	9/21/06	\$795,000	3490	0	9	2006	3	11282	N	N	8919 NE 152ND ST
005	143753	0020	2/6/06	\$672,800	3600	0	9	2005	3	8471	N	N	19415 132ND PL NE
005	143753	0060	3/3/06	\$676,034	3600	0	9	2006	3	8089	N	N	19355 132ND PL NE
005	273864	0050	10/22/07	\$670,000	3630	0	9	2007	3	4665	N	N	13513 NE 200TH ST
005	544000	0030	11/16/06	\$897,461	3650	0	9	2006	3	9648	N	N	8614 NE 198TH ST

Improved Sales Used In This Physical Inspection Analysis

Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	609860	0010	4/19/07	\$749,999	3790	0	9	2007	3	6951	N	N	16204 88TH AVE NE
005	544000	0010	12/26/07	\$869,000	3920	0	9	2007	3	9607	N	N	8708 NE 198TH ST
005	544000	0020	12/13/06	\$859,000	4010	0	9	2006	3	9658	N	N	8620 NE 198TH ST
005	544000	0080	12/1/06	\$884,000	4010	0	9	2006	3	9604	N	N	8523 NE 198TH ST
005	544000	0100	11/27/06	\$889,990	4180	0	9	2006	3	9604	N	N	8621 N 198TH ST
005	182238	0080	8/21/06	\$695,000	2380	690	10	2006	3	5950	N	N	20210 83RD PL NE
005	052605	9312	10/1/07	\$783,000	2560	1210	10	2007	3	10165	N	N	18920 108TH AVE NE
005	357860	0146	5/18/07	\$690,000	2820	0	10	2007	3	14721	N	N	15610 SIMONDS RD NE
005	182238	0050	8/29/06	\$797,000	2880	780	10	2006	3	6461	N	N	20207 83RD PL NE
005	182238	0120	1/5/07	\$850,000	2880	780	10	2006	3	5795	N	N	20226 83RD PL NE
005	182238	0010	6/26/07	\$720,000	2970	700	10	2007	3	5329	N	N	20227 83RD PL NE
005	182238	0070	6/9/06	\$769,950	2970	700	10	2006	3	5670	N	N	20208 83RD PL NE
005	182238	0100	7/10/06	\$745,930	2970	700	10	2006	3	4957	N	N	20216 83RD PL NE
005	182238	0020	10/4/06	\$780,000	2980	700	10	2006	3	4935	N	N	20221 83RD PL NE
005	182238	0030	7/13/06	\$805,000	2980	700	10	2006	3	4802	N	N	20213 83RD PL NE
005	182238	0040	9/21/06	\$790,000	2980	700	10	2006	3	5627	N	N	20211 83RD PL NE
005	182238	0060	10/31/06	\$775,000	2980	700	10	2006	3	5155	N	N	20206 83RD PL NE
005	182238	0090	2/28/07	\$850,000	2980	700	10	2006	3	5045	N	N	20212 83RD PL NE
005	182238	0110	2/16/06	\$775,000	2980	700	10	2006	3	4973	N	N	20220 83RD PL NE
005	357860	0147	5/22/07	\$699,950	3070	0	10	2007	3	10520	N	N	15606 SIMONDS RD NE
005	052605	9311	11/28/07	\$879,800	3110	1310	10	2007	3	10552	N	N	18928 108TH AVE NE
005	273864	0480	5/9/07	\$785,950	3380	0	10	2007	3	7301	N	N	20238 135TH CT NE
005	273864	0490	7/6/07	\$759,950	3410	0	10	2006	3	6673	N	N	20334 135TH CT NE
005	273864	0510	2/1/07	\$829,950	3500	0	10	2006	3	10578	N	N	20233 135TH CT NE
005	785998	0020	1/17/07	\$790,000	3510	0	10	2006	3	8446	N	N	1306 NE 194TH ST
005	785998	0080	9/25/06	\$799,950	3510	0	10	2006	3	9485	N	N	10320 NE 194TH ST
005	785998	0100	5/16/07	\$839,950	3510	0	10	2006	3	8400	N	N	10329 NE 194TH ST
005	785998	0140	12/12/07	\$780,000	3510	940	10	2006	3	13353	N	N	10323 NE 194TH ST
005	785998	0190	10/30/06	\$945,000	3510	940	10	2006	3	8453	N	N	10303 NE 194TH ST
005	011410	0364	12/18/07	\$800,000	3630	0	10	2007	3	8759	N	N	6530 NE 202ND ST

Improved Sales Used In This Physical Inspection Analysis

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	785998	0090	1/26/07	\$829,000	3640	0	10	2006	3	9544	N	N	10322 NE 194TH ST
005	544000	0060	4/19/07	\$985,924	3820	1160	10	2007	3	9605	N	N	8511 NE 198TH ST
005	544000	0090	3/12/07	\$869,000	3950	0	10	2007	3	9604	N	N	8613 NE 198TH ST
005	544000	0070	5/23/07	\$895,000	3960	0	10	2007	3	10440	N	N	8517 NE 198TH ST
005	785998	0010	3/12/07	\$874,950	4090	0	10	2006	3	8440	N	N	10302 NE 194TH ST
005	011410	0805	8/19/05	\$780,000	3930	0	11	2005	3	36535	N	N	18027 80TH AVE NE

Improved Sales Removed From This Physical Inspection Analysis
Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	011410	0084	4/30/07	\$497,500	DIAGNOSTIC OUTLIER
001	011410	0095	4/5/07	\$300,000	CORPORATE AFFILIATES
001	011410	0099	1/26/05	\$295,000	SEGREGATION AND/OR MERGER
001	011410	0164	1/11/07	\$365,850	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	011410	0176	7/19/07	\$168,818	STATEMENT TO DOR
001	011410	0177	6/28/05	\$331,950	MOBILE HOME
001	011410	0221	4/25/06	\$845,000	IMP COUNT
001	011410	0225	1/25/05	\$230,000	DIAGNOSTIC OUTLIER
001	011410	0225	7/3/07	\$187,759	STATEMENT TO DOR
001	011410	0230	7/5/05	\$1,005,000	IMP COUNT
001	011410	0335	1/27/05	\$340,000	NON-REPRESENTATIVE SALE
001	011410	0352	9/10/07	\$229,150	DIAGNOSTIC OUTLIER
001	011410	0393	11/30/06	\$450,000	IMP COUNT
001	011410	0393	9/26/05	\$278,000	IMP COUNT
001	011410	0453	9/25/05	\$950,000	BUILDER OR DEVELOPER SALES
001	011410	0633	9/5/06	\$365,000	RC TRANSFER - NON-REPRESENTATIVE OF SALES
001	011410	0633	1/18/06	\$310,000	RC TRANSFER - NON-REPRESENTATIVE OF SALES
001	012604	9111	10/21/05	\$325,000	TEAR DOWN
001	012604	9129	12/26/07	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	012604	9166	3/30/06	\$480,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	012604	9190	5/24/05	\$360,000	TENANT
001	012604	9202	6/18/07	\$475,000	RELOCATION - SALE BY SERVICE
001	177645	0160	10/28/06	\$170,040	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	255800	0050	10/12/07	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	255810	0110	1/14/05	\$269,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	255815	0110	5/5/05	\$306,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	255816	0020	2/14/07	\$103,020	RELATED PARTY, FRIEND, OR NEIGHBOR
001	255816	0220	1/13/06	\$78,205	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	257050	0090	7/18/06	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	257060	0130	5/25/05	\$233,000	DIAGNOSTIC OUTLIER
001	381950	0020	2/26/07	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	382010	0070	2/8/06	\$3,020	RELATED PARTY, FRIEND, OR NEIGHBOR
001	382010	0090	10/27/05	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	382010	0185	12/20/05	\$248,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	382010	0285	3/28/06	\$3,050	DOR RATIO; QUIT CLAIM DEED
001	382410	0060	6/28/05	\$293,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	382410	0095	7/11/05	\$475,000	DIAGNOSTIC OUTLIER
001	382410	0107	4/21/05	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	382410	0134	6/13/05	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	382410	0156	7/15/05	\$275,000	DIAGNOSTIC OUTLIER
001	382410	0200	1/24/06	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	382410	0334	7/5/07	\$267,500	DIAGNOSTIC OUTLIER
001	382410	0334	7/23/07	\$332,500	DIAGNOSTIC OUTLIER
001	402770	0672	6/1/05	\$325,000	DIAGNOSTIC OUTLIER
001	402770	0705	1/3/06	\$275,000	NO MARKET EXPOSURE
001	402770	0715	3/24/05	\$100,630	QUIT CLAIM DEED
001	402770	0807	12/28/05	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	402770	0815	11/1/06	\$342,935	RELATED PARTY, FRIEND, OR NEIGHBOR
001	402770	0832	6/15/06	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	402770	0853	2/22/05	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	402770	0853	4/24/06	\$399,900	RELATED PARTY, FRIEND, OR NEIGHBOR
001	402770	0876	5/15/07	\$290,000	TEAR DOWN
001	402770	0881	6/28/07	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	402770	0886	4/20/05	\$765,950	BUILDER OR DEVELOPER SALES
001	402770	0915	12/27/06	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	402770	0920	10/23/07	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	402770	1165	3/1/05	\$132,042	RELATED PARTY, FRIEND, OR NEIGHBOR
001	402770	1186	6/5/06	\$280,000	%COMPL
001	402770	1220	6/27/05	\$250,000	NON-REPRESENTATIVE SALE
001	402770	1293	6/9/05	\$300,000	DIAGNOSTIC OUTLIER
001	511600	0020	3/6/07	\$392,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	866310	0030	5/10/06	\$46,233	DOR RATIO;QUIT CLAIM DEED
001	866310	0050	7/8/05	\$328,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	866310	0130	2/5/07	\$338,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	866310	0130	6/29/05	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	011410	0026	4/11/05	\$7,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	011410	0027	6/25/07	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	011410	0059	4/23/07	\$110,211	RELATED PARTY, FRIEND, OR NEIGHBOR
002	011410	0796	5/2/05	\$252,500	DIAGNOSTIC OUTLIER
002	011410	0809	4/5/05	\$365,000	DIAGNOSTIC OUTLIER
002	011410	0843	4/10/07	\$3,500	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
002	011410	1081	11/21/06	\$650,000	PRELIMINARY SHORTPLAT APPROVAL;
002	011410	1090	2/17/06	\$1,009,649	BUILDER OR DEVELOPER SALES
002	011410	1090	12/14/07	\$3,250,000	BUILDER OR DEVELOPER SALES
002	011410	1275	4/7/05	\$227,320	RELATED PARTY, FRIEND, OR NEIGHBOR
002	011410	1541	5/9/05	\$183,695	RELATED PARTY, FRIEND, OR NEIGHBOR
002	012604	9016	5/8/07	\$765,001	FORCED SALE
002	012604	9023	11/2/06	\$1,067,325	%COMPL
002	012604	9031	1/13/06	\$880,000	%NETCOND
002	012604	9092	6/15/05	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	012604	9113	11/2/06	\$1,066,846	OBSOLESCENCE
002	012604	9117	3/19/07	\$899,950	BUILDER OR DEVELOPER SALES
002	012604	9132	11/2/06	\$2,266,188	BUILDER OR DEVELOPER SALES
002	012604	9136	4/28/05	\$248,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	012604	9154	4/11/05	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	012604	9154	9/26/05	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	062605	9100	8/29/07	\$1,050,000	TEAR DOWN
002	062605	9103	2/27/06	\$1,200,000	OBSOLESCENCE
002	062605	9164	7/14/06	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	062605	9256	7/24/06	\$1,250,000	BUILDER OR DEVELOPER SALES
002	072605	9068	5/27/05	\$134,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	072605	9148	10/14/05	\$290,000	UNFIN AREA
002	072605	9177	4/25/05	\$298,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	072605	9177	6/23/06	\$480,000	RC TRANSFER - NON-REPRESENTATIVE OF SALES
002	072605	9296	3/1/07	\$130,580	RELATED PARTY, FRIEND, OR NEIGHBOR
002	072605	9299	11/16/06	\$2,440,000	1 OF ONLY 2 GRADE 12 SALES
002	072605	9330	5/17/05	\$315,000	DIAGNOSTIC OUTLIER
002	072605	9433	7/26/05	\$306,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	108865	0310	5/9/07	\$544,500	DIAGNOSTIC OUTLIER
002	298800	0130	11/27/06	\$377,000	OBSOLESCENCE
002	381840	0090	12/14/07	\$226,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
002	393850	0020	1/24/05	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	439850	0055	11/8/05	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	513000	0020	9/14/06	\$370,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	513000	0080	11/22/05	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	513000	0100	3/28/07	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	770202	0140	6/17/05	\$440,000	RELOCATION - SALE BY SERVICE
002	770208	0130	12/28/06	\$385,000	OBSOLESCENCE
002	770208	0130	11/8/06	\$275,000	OBSOLESCENCE
002	856495	0580	5/16/07	\$521,100	RELATED PARTY, FRIEND, OR NEIGHBOR
002	929510	0110	9/20/05	\$1,133,000	DIAGNOSTIC OUTLIER
003	020051	0040	4/7/05	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	082605	9172	12/8/05	\$149,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	082605	9175	6/14/07	\$55,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	082605	9175	6/14/07	\$305,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	082605	9213	8/2/06	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	082605	9224	6/13/05	\$475,000	NO MARKET EXPOSURE
003	082605	9362	6/20/07	\$1,023,350	DIAGNOSTIC OUTLIER
003	096110	0051	10/25/05	\$420,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	108880	0660	3/16/05	\$168,278	RELATED PARTY, FRIEND, OR NEIGHBOR
003	108881	0070	7/20/05	\$519,990	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	108881	0230	3/22/06	\$510,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	172605	9067	8/27/07	\$850,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	172605	9135	1/10/05	\$810,500	DIAGNOSTIC OUTLIER
003	182605	9037	2/22/05	\$314,156	RELATED PARTY, FRIEND, OR NEIGHBOR
003	182605	9043	5/25/06	\$441,087	MULTI-PARCEL SALE
003	182605	9107	8/18/06	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	216890	0020	11/2/06	\$816,000	DIAGNOSTIC OUTLIER
003	357860	0210	12/12/05	\$250,000	DIAGNOSTIC OUTLIER
003	417860	0010	1/13/05	\$390,000	NO MARKET EXPOSURE
003	443400	0060	4/20/06	\$525,500	NO MARKET EXPOSURE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	443400	0100	4/13/06	\$609,950	RELOCATION - SALE BY SERVICE
003	563050	0012	9/8/05	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	563450	0392	5/10/05	\$326,400	NO MARKET EXPOSURE
003	569050	0096	9/21/06	\$776,000	DIAGNOSTIC OUTLIER
003	620405	0020	2/1/07	\$645,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	620405	0100	9/26/07	\$589,000	NO MARKET EXPOSURE
003	620410	0160	6/22/05	\$407,000	NO MARKET EXPOSURE
003	620420	0010	6/8/05	\$302,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	620420	0070	1/1/05	\$275,950	DIAGNOSTIC OUTLIER
003	620420	0120	3/5/07	\$449,950	RELOCATION - SALE BY SERVICE
003	620420	0580	6/19/06	\$410,000	RELOCATION - SALE BY SERVICE
003	689999	0200	2/15/05	\$525,000	DIAGNOSTIC OUTLIER
003	734050	0220	11/11/05	\$425,000	NO MARKET EXPOSURE
003	755690	0030	10/3/06	\$582,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	755690	0120	5/19/05	\$132,652	RELATED PARTY, FRIEND, OR NEIGHBOR
003	857380	0010	1/11/06	\$667,000	BUILDER OR DEVELOPER SALES
003	857380	0030	3/27/06	\$740,554	BUILDER OR DEVELOPER SALES
003	857380	0060	1/31/06	\$744,893	BUILDER OR DEVELOPER SALES
003	885400	0030	6/14/06	\$465,000	EXEMPT FROM EXCISE TAX
003	885410	0370	2/24/05	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	052605	9048	3/20/06	\$650,000	IMP COUNT
004	052605	9073	7/8/05	\$112,500	STATEMENT TO DOR
004	052605	9079	9/13/06	\$1,200,000	PLOTTAGE
004	052605	9083	10/23/06	\$1,050,000	PLOTTAGE
004	052605	9140	5/27/05	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	052605	9173	5/12/05	\$509,950	DIAGNOSTIC OUTLIER
004	052605	9313	7/18/07	\$753,916	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	062605	9002	11/29/06	\$1,500,000	IMP COUNT
004	062605	9008	3/5/07	\$20,776	DOR RATIO;STATEMENT TO DOR
004	062605	9075	4/25/05	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	062605	9075	12/18/05	\$550,000	RC TRANSFER - NON-REPRESENTATIVE OF SALES
004	062605	9154	8/8/05	\$680,000	OBSOLESCENCE
004	062605	9163	10/9/06	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	062605	9208	5/4/05	\$300,000	NO MARKET EXPOSURE
004	072605	9268	3/9/07	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	072605	9268	6/18/07	\$333,450	RC TRANSFER - NON-REPRESENTATIVE OF SALES
004	073100	0030	8/3/05	\$487,500	RELOCATION - SALE BY SERVICE
004	082605	9078	10/31/07	\$379,500	PLOTTAGE
004	082605	9241	5/12/06	\$429,500	RC TRANSFER - NON-REPRESENTATIVE OF SALES
004	082605	9243	11/20/06	\$449,950	RC TRANSFER - NON-REPRESENTATIVE OF SALES
004	082605	9247	12/14/05	\$547,500	NO MARKET EXPOSURE
004	082605	9326	5/12/06	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	091000	0080	3/22/06	\$297,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	096700	0395	9/13/05	\$280,000	ONLY GRADE 4 SALE
004	096700	0436	7/11/05	\$305,000	RC TRANSFER - NON-REPRESENTATIVE OF SALES

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	097000	0005	6/12/07	\$340,000	RC TRANSFER - NON-REPRESENTATIVE OF SALES
004	097000	0145	10/26/05	\$389,000	RC TRANSFER - NON-REPRESENTATIVE OF SALES
004	102980	0230	6/27/05	\$150,000	STATEMENT TO DOR
004	152480	0005	11/21/07	\$324,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	152480	0080	5/16/07	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	173730	0260	5/21/07	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	173730	0310	10/4/07	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	173730	0350	11/30/07	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	193980	0005	7/1/05	\$650,000	RC TRANSFER - NON-REPRESENTATIVE OF SALES
004	193980	0007	9/27/06	\$445,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	193980	0041	8/1/06	\$388,000	RC TRANSFER - NON-REPRESENTATIVE OF SALES
004	206180	0010	4/24/06	\$328,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	206190	0100	6/14/07	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	206190	0110	9/23/05	\$107,460	QUIT CLAIM DEED
004	213800	0030	6/15/07	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	224800	0090	1/25/06	\$339,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	255750	0120	10/11/05	\$412,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	280680	0020	5/9/06	\$352,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	280680	0370	1/18/06	\$311,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	323520	0010	1/30/07	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	323521	0190	11/10/06	\$447,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	377530	0060	6/22/05	\$322,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	379800	0180	12/28/05	\$127,333	RELATED PARTY, FRIEND, OR NEIGHBOR
004	390610	0030	8/3/05	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	512890	0070	10/24/06	\$246,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	525510	0060	10/27/05	\$308,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	525510	0070	8/10/06	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	525510	0160	8/8/07	\$412,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	525510	0180	3/1/07	\$418,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	525520	0090	6/14/05	\$329,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	525520	0110	4/27/07	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	525520	0170	6/22/05	\$319,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	525520	0190	3/21/05	\$328,570	NO MARKET EXPOSURE
004	525560	0230	9/15/06	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	525571	0160	12/14/06	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	525573	0130	4/8/05	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	525680	0020	10/11/05	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	525680	0080	3/24/05	\$134,476	PARTIAL INTEREST (1/3, 1/2, Etc.)
004	551860	0005	7/24/06	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	551860	0030	5/2/05	\$263,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	572000	0140	5/11/05	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	572000	0140	3/18/05	\$230,050	EXEMPT FROM EXCISE TAX
004	572000	0180	5/21/05	\$311,000	DIAGNOSTIC OUTLIER
004	572000	0420	1/25/07	\$399,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	605770	0040	1/21/05	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	613761	0450	6/1/07	\$672,000	RELOCATION - SALE BY SERVICE
004	635890	0155	2/14/07	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	635990	0005	2/11/05	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	635990	0030	6/15/06	\$471,000	%COMPL
004	635990	0030	9/20/07	\$650,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	670580	0090	7/31/06	\$637,150	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	670580	0140	8/24/06	\$177,932	QUIT CLAIM DEED
004	769780	0220	7/25/07	\$442,000	RELOCATION - SALE BY SERVICE
004	769780	0250	2/20/07	\$417,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	785998	0030	8/30/07	\$876,600	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	785998	0130	7/25/06	\$999,000	DIAGNOSTIC OUTLIER
004	785998	0180	11/19/07	\$1,075,850	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	794200	0010	4/21/05	\$70,000	STATEMENT TO DOR
004	809730	0050	1/23/07	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	809730	0060	12/7/06	\$321,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	809730	0170	5/10/07	\$321,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	812530	0010	3/21/07	\$438,000	RELOCATION - SALE BY SERVICE
004	816440	0045	2/2/05	\$337,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	928682	0070	3/27/07	\$69,198	STATEMENT TO DOR
004	949210	0170	9/8/06	\$412,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	949210	0170	5/3/06	\$357,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	949320	0005	8/7/06	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	956780	0065	2/14/06	\$395,000	RC TRANSFER - NON-REPRESENTATIVE OF SALES
004	956780	0095	12/19/05	\$531,000	RC TRANSFER - NON-REPRESENTATIVE OF SALES
004	956780	0185	8/23/05	\$434,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	956780	0205	3/7/05	\$242,600	RC TRANSFER - NON-REPRESENTATIVE OF SALES
004	956780	0235	4/3/06	\$257,800	RC TRANSFER - NON-REPRESENTATIVE OF SALES
004	956780	0250	12/18/06	\$380,000	RC TRANSFER - NON-REPRESENTATIVE OF SALES
004	956780	0301	3/11/05	\$399,000	RC TRANSFER - NON-REPRESENTATIVE OF SALES
004	956780	0350	9/27/05	\$343,000	RC TRANSFER - NON-REPRESENTATIVE OF SALES
004	956780	0365	4/16/06	\$120,000	QUIT CLAIM DEED
004	956880	0005	6/22/06	\$324,000	RC TRANSFER - NON-REPRESENTATIVE OF SALES
004	956880	0121	6/22/05	\$353,000	RC TRANSFER - NON-REPRESENTATIVE OF SALES
004	956880	0130	8/15/06	\$365,530	RC TRANSFER - NON-REPRESENTATIVE OF SALES
005	020770	0010	10/1/07	\$512,775	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	020770	0160	9/26/07	\$543,527	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	020770	0230	8/17/07	\$589,913	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	020770	0240	9/13/07	\$548,569	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	032605	9034	8/13/07	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	042605	9048	6/14/06	\$613,700	DIAGNOSTIC OUTLIER
005	062210	0105	9/20/06	\$415,000	DIAGNOSTIC OUTLIER
005	142890	0050	2/11/05	\$300,000	OBSOLESCENCE
005	273864	0190	9/24/07	\$602,650	%COMPL
005	273864	0240	9/21/07	\$598,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	273864	0260	10/31/07	\$619,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

Improved Sales Removed From This Physical Inspection Analysis
Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	273864	0280	11/13/07	\$660,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	273864	0440	10/29/07	\$677,350	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	424940	0040	4/5/06	\$316,243	FORCED SALE
005	565100	0380	8/13/05	\$1,000	DOR RATIO;\$1,000 SALE OR LESS
005	666240	0020	3/11/05	\$53,174	DOR RATIO;QUIT CLAIM DEED
005	666240	0090	1/25/05	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	680460	0250	5/25/06	\$396,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	680600	0140	5/3/07	\$232,623	RELATED PARTY, FRIEND, OR NEIGHBOR
005	802965	0080	9/19/06	\$174,750	EXEMPT FROM EXCISE TAX
005	802965	0090	11/21/05	\$98,838	STATEMENT TO DOR
005	803050	0100	7/10/06	\$552,500	RELOCATION - SALE BY SERVICE
005	914430	0120	9/9/05	\$5,300	DOR RATIO;QUIT CLAIM DEED
005	914430	0120	9/9/05	\$299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	923845	0490	9/28/06	\$172,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	923845	0520	12/27/05	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	923845	0530	2/8/05	\$274,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	951650	0110	5/23/05	\$283,100	EXEMPT FROM EXCISE TAX
005	952730	0050	2/13/06	\$559,000	RELOCATION - SALE BY SERVICE
005	952730	0080	5/16/06	\$531,900	RELOCATION - SALE BY SERVICE

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the Total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. In addition the resulting assessment level is 99.5%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the Physical Inspection Ratio Study Report (Before) and (After) included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended values for the 2008 assessment year (taxes payable in 2009) results in an average total change from the 2007 assessments of +12.1%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 38 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 0.995.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
6	23	0.887	0.993	11.9%	0.928	1.057
7	323	0.855	0.984	15.0%	0.973	0.994
8	429	0.903	1.004	11.2%	0.994	1.014
9	239	0.856	0.992	15.9%	0.982	1.003
10	61	0.833	0.991	19.0%	0.965	1.017
> 10	7	0.904	1.031	14.0%	0.916	1.145
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1950	27	0.832	0.986	18.5%	0.930	1.042
1951-1960	55	0.846	0.967	14.3%	0.938	0.997
1961-1970	120	0.864	1.002	16.0%	0.984	1.021
1971-1980	114	0.869	1.003	15.4%	0.983	1.024
1981-1990	141	0.877	0.997	13.7%	0.981	1.013
1991-2000	156	0.897	0.999	11.4%	0.982	1.017
>2000	469	0.870	0.993	14.2%	0.985	1.002
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	946	0.880	0.995	13.1%	0.988	1.001
Good	115	0.830	0.999	20.3%	0.979	1.018
Very Good	21	0.773	0.999	29.3%	0.956	1.042
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	361	0.864	0.995	15.2%	0.984	1.007
1.5	16	0.874	1.002	14.7%	0.936	1.069
2	700	0.876	0.995	13.6%	0.988	1.002
>2	5	0.882	1.009	14.4%	0.907	1.110

Area 38 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 0.995.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	4	0.829	0.939	13.2%	0.691	1.187
801-1000	29	0.859	0.993	15.6%	0.944	1.043
1001-1500	248	0.857	0.995	16.0%	0.981	1.009
1501-2000	189	0.880	1.003	13.9%	0.988	1.017
2001-2500	281	0.878	0.997	13.6%	0.986	1.009
2501-3000	235	0.897	0.995	10.9%	0.983	1.006
3001-4000	88	0.835	0.985	18.0%	0.965	1.006
4001-5000	8	0.784	0.985	25.6%	0.906	1.064
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1041	0.874	0.995	14.0%	0.989	1.001
Y	41	0.856	0.994	16.2%	0.959	1.029
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1081	0.873	0.995	14.1%	0.989	1.001
Y	1	0.926	1.009	8.9%	N/A	N/A
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	156	0.860	0.996	15.8%	0.980	1.012
2	287	0.883	0.999	13.1%	0.988	1.010
3	172	0.877	0.994	13.3%	0.979	1.008
4	197	0.863	0.990	14.7%	0.974	1.005
5	270	0.870	0.996	14.4%	0.983	1.008
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000	8	0.983	1.094	11.3%	1.014	1.174
3000-5000	237	0.869	0.998	14.8%	0.986	1.009
5001-8000	309	0.887	0.994	12.1%	0.984	1.005
8001-12000	383	0.862	0.993	15.1%	0.982	1.004
12001-16000	89	0.846	0.985	16.5%	0.963	1.007
16001-20000	16	0.855	1.012	18.5%	0.939	1.086
20001-30000	17	0.886	0.998	12.6%	0.945	1.051
30001-43559	9	0.938	1.043	11.2%	0.978	1.108
1AC-10AC	14	0.921	0.993	7.7%	0.913	1.072

Area 38 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 0.995.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Grade > 9	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1014	0.876	0.995	13.6%	0.989	1.001
Y	68	0.844	0.997	18.2%	0.972	1.022
Neighborhood 2	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1060	0.873	0.995	14.1%	0.989	1.001
Y	22	0.891	0.998	12.0%	0.954	1.042
YrBlt/Ren < 1949	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1058	0.873	0.995	14.0%	0.989	1.001
Y	24	0.837	0.992	18.6%	0.931	1.054
AGLA < 1000	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1055	0.873	0.995	14.0%	0.989	1.001
Y	27	0.859	0.988	15.0%	0.937	1.039
Plats	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Andalusia Major = 020770	21	0.766	0.998	30.4%	0.985	1.012
Bridlepath Major = 108865	54	0.959	0.997	4.0%	0.980	1.015
Creekside Court Major = 182238	12	0.937	0.998	6.5%	0.965	1.031
Kenmore Estates Major = 381840	13	0.981	0.998	1.7%	0.946	1.051
Memory Lane Major = 544000	8	0.686	1.012	47.4%	0.965	1.059
North Creek Heights Div 2 Major = 613761	14	0.876	0.993	13.2%	0.919	1.066

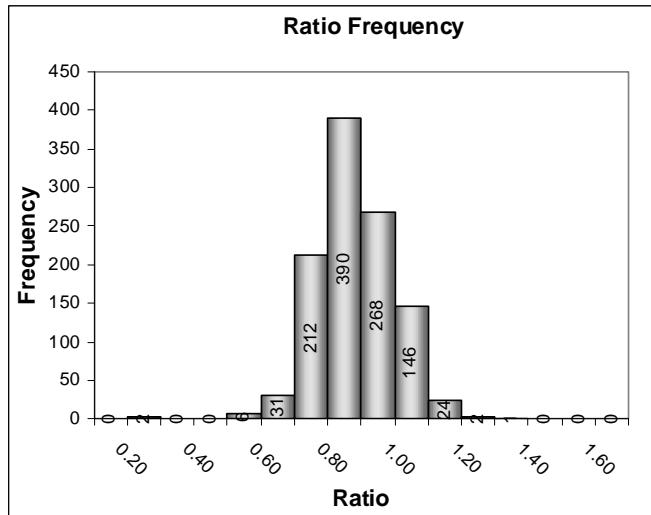
Area 38 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
020770	Andalusia	21	26	81%	NE-4-26-5	5	9	2007	NE 200 th Pl and 130 th Ave NE
108865	Bridlepath	54	60	90%	NE-1-26-4	2	8	2004 thru 2007	NE 198 th Pl and 82nd Pl NE
182238	Creekside Court	12	12	100%	NE-1-26-4	2	10	2006 thru 2007	NE 203 rd St and 83 rd Pl NE
381840	Kenmore Estates	13	14	93%	NE-1-26-4	2	8	2004	NE 198 th St and 78 th Ave NE
544000	Memory Lane	8	11	73%	NW-6-26-5	2	9-10	2006 thru 2007	NE 198 th St and 88 th Ave NE
613761	North Creek Heights Div. 2	14	63	22%	NE-5-26-5	4	10	1989 thru 2003	SE 263rd St and 144th Ave SE

Physical Inspection Ratio Study Report (Before)

2007 Assessments

District/Team: NW / Team 2	Lien Date: 01/01/2007	Date of Report: 6/11/2008	Sales Dates: 1/2005- 12/2007
Area 38	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 1082			
<i>Mean Assessed Value</i>	418,800		
<i>Mean Sales Price</i>	479,900		
<i>Standard Deviation AV</i>	113,818		
<i>Standard Deviation SP</i>	139,008		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.884		
<i>Median Ratio</i>	0.872		
<i>Weighted Mean Ratio</i>	0.873		
UNIFORMITY			
<i>Lowest ratio</i>	0.205		
<i>Highest ratio:</i>	1.361		
<i>Coefficient of Dispersion</i>	10.41%		
<i>Standard Deviation</i>	0.115		
<i>Coefficient of Variation</i>	13.01%		
<i>Price Related Differential (PRD)</i>	1.013		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.864		
<i>Upper limit</i>	0.882		
95% Confidence: Mean			
<i>Lower limit</i>	0.877		
<i>Upper limit</i>	0.890		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	5848		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.115		
Recommended minimum:	21		
Actual sample size:	1082		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	584		
# ratios above mean:	498		
Z:	2.614		
Conclusion:	Non-normal		



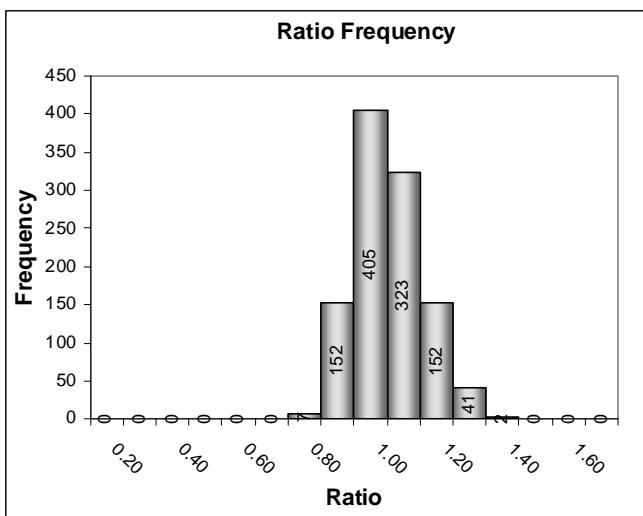
COMMENTS:

1 to 3 Unit Residences throughout area 38

Physical Inspection Ratio Study Report (After)

2008 Assessments

District/Team: NW / Team 2	Lien Date: 01/01/2008	Date of Report: 6/11/2008	Sales Dates: 1/2005 - 12/2007
Area 38	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 1082			
<i>Mean Assessed Value</i> 477,600			
<i>Mean Sales Price</i> 479,900			
<i>Standard Deviation AV</i> 129,459			
<i>Standard Deviation SP</i> 139,008			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 1.005			
<i>Median Ratio</i> 0.995			
<i>Weighted Mean Ratio</i> 0.995			
UNIFORMITY			
<i>Lowest ratio</i> 0.769			
<i>Highest ratio:</i> 1.318			
<i>Coefficient of Dispersion</i> 8.12%			
<i>Standard Deviation</i> 0.101			
<i>Coefficient of Variation</i> 10.02%			
<i>Price Related Differential (PRD)</i> 1.010			
RELIABILITY			
95% Confidence: Median			
Lower limit 0.987			
Upper limit 1.002			
95% Confidence: Mean			
Lower limit 0.999			
Upper limit 1.011			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 5848			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.101			
Recommended minimum: 16			
<i>Actual sample size:</i> 1082			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 583			
# ratios above mean: 499			
Z: 2.554			
Conclusion: Non-normal			



COMMENTS:

1 to 3 Unit Residences throughout area 38

Both assessment level and uniformity have been improved by application of the recommended values.

Mobile Home Analysis

Scope of Mobile Home Data

There are 523 parcels in Area 38 that are improved with a mobile home of which 496 are located in the Holly Hills plat in 38-5. Among the sales in Holly Hills, 83 were used in the valuation. A list of sales used, sales not used and summary assessed value to sales ratio data is included in this report.

Model Development, Description and Conclusions

A market adjusted cost approach was used to appraise mobile homes. Sales and characteristics were field checked and updated prior to model development. All good sales from 1/1/2005 through 12/31/2007 were included in the analysis.

For the previous roll, the mobile homes were appraised via a cost model.

The model used is an additive cost based model based on the 2007 edition of Mobile-Manufactured Housing Cost Guide by Boeckh. The variables include the land value, a fixed constant of \$38,000, the Boeckh value and detached garage cost based upon the Assessor's accessory values of replacement cost new less depreciation (Rcnld).

The appraisal model produced values that improved the assessment level and uniformity. The resulting average total increase in value for Holly Hills is 16.7%.

Mobile homes outside of Holly Hills were valued individually depending on the size and value of the lot, and the age, size and condition of the mobile home.

Mobile Home Valuation Model

Constant	38,000
+ Base Land Value	130,000
+ Boeckh Mobile Home Cost Value	
+ Detached Garage Value (Rcnld)	

Resulting values are truncated to the nearest 1,000.

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the market-adjusted cost approach results in an improvement of the assessment level for mobile homes of 87.8% to 99.0% and improvement in the coefficient of variation of 15.44% to 14.75%. The standard statistical measures of valuation performance are all within

IAAO guidelines and are presented in the 2007 and 2008 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Application of these recommended values for the 2008 assessment year (taxes payable in 2009) results in an average total change from the 2007 assessments of 16.7%. This increase is due to upward market changes over time and the previous assessment level.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Mobile Home Sales Used In This Physical Inspection Analysis
Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Living Area	MH Grade	Year Built	Cond	Lot Size	View	Situs Address
005	339540	0010	3/31/06	146000	1368	2	1970	2	4283	N	19202 130th Ct NE
005	339540	0030	4/24/07	282000	1654	2	2006	3	0	N	19210 130th Ct NE
005	339540	0130	2/14/07	255000	1404	2	1999	2	3709	N	19214 129th Ct NE
005	339540	0140	5/18/07	260000	1534	2	1998	3	3579	N	19218 129th Ct NE
005	339540	0170	3/30/06	229950	1188	2	2005	2	3132	N	19232 129th Ct NE
005	339540	0210	2/21/06	208250	1404	2	1999	3	3778	N	19227 129th Ct NE
005	339540	0240	1/10/06	225000	1728	3	2003	3	4023	N	19215 129th Ct NE
005	339540	0270	10/18/07	157000	672	1	1970	2	4385	N	19205 129th Ct NE
005	339540	0480	5/10/07	160000	1140	2	1970	2	5040	N	12805 NE 189th ST
005	339540	0500	7/27/06	206000	1152	2	1987	2	4395	N	12817 NE 189th ST
005	339540	0600	11/20/06	251000	1188	3	2007	3	5701	N	19004 129th AV NE
005	339540	0710	6/1/06	144000	1311	2	1970	2	3898	N	19147 130th Av NE
005	339540	0740	5/22/07	222500	1152	2	1971	3	4730	N	19140 130th Av NE
005	339540	0750	12/22/06	155000	1311	2	1969	2	5938	N	19142 130th Av NE
005	339540	0880	9/12/05	243270	1296	3	2005	3	3252	N	16807 130th Ct NE
005	339541	0010	2/24/06	140000	1344	2	1972	2	4107	N	12800 NE 190th PI
005	339541	0230	1/18/06	235000	1336	3	1973	2	5297	Y	12701 NE Hollyhills DR
005	339541	0260	4/4/07	233000	1440	2	1972	2	6156	Y	12611 NE Hollyhills DR
005	339541	0410	12/29/05	235000	1782	2	2000	1	5185	Y	12701 NE 190th ST
005	339541	0420	8/8/05	136500	1368	2	1972	2	4892	Y	12617 NE 190th ST
005	339541	0440	5/8/07	145000	1440	3	1973	2	5940	Y	12609 NE 190th ST
005	339541	0490	6/17/05	167000	1288	2	1973	2	5491	N	12813 NE 189th St.
005	339542	0040	10/25/05	145000	1848	3	1975	2	8024	N	12603 NE 193rd Ct
005	339542	0100	6/21/05	167000	1792	3	1976	3	6994	N	12614 NE 192nd PL
005	339542	0180	8/1/06	175000	1440	3	1973	2	5900	N	12719 NE 192nd PL
005	339542	0230	7/17/06	160000	1344	3	1976	2	6582	N	19201 Hollyhills DR NE
005	339543	0100	2/13/06	146000	1248	2	1975	2	5179	N	12631 NE 194th ST
005	339543	0250	4/27/06	190000	1344	3	1978	2	4390	N	19265 127th PL NE
005	339543	0330	4/8/05	165000	1440	3	1978	2	6353	N	19309 127th AV NE
005	339543	0400	7/3/06	237500	1792	3	1976	2	6050	N	19403 127th PL NE
005	339543	0560	3/29/07	220000	1680	2	1977	2	5560	N	19601 Hollyhills Dr NE
005	339543	0630	8/30/05	200000	1440	2	1977	2	4960	N	19634 Hollyhills Dr NE
005	339543	0740	7/3/06	162000	1248	3	1978	2	5150	N	12734 NE 196th St
005	339543	0760	7/13/05	170000	1536	3	1978	2	5200	N	12725 NE 196th St.
005	339543	0800	4/18/07	212500	1536	2	1978	2	5142	N	12732 NE 195th Way
005	339543	0810	1/23/06	230000	1344	2	1979	2	6203	N	12801 NE 195th ST
005	339544	0040	9/9/05	182650	1232	2	1988	2	5717	N	12622 NE 189th ST
005	339544	0060	8/30/06	184000	1248	2	1980	2	4284	N	19511 129th AV NE
005	339544	0170	10/4/05	201000	1632	2	1978	2	6625	N	19410 129th AV NE
005	339544	0260	7/20/06	225000	1848	2	1979	2	5500	N	19504 129th AV NE
005	339545	0040	8/16/05	173000	1152	2	1981	2	4570	N	19628 129th AV NE
005	339545	0090	4/27/06	230000	1456	2	1986	2	4687	N	12800 NE 197th PL
005	339545	0120	11/26/07	203000	1372	2	1986	2	6121	N	12809 NE 198th Ct

Mobile Home Sales Used In This Physical Inspection Analysis
Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Living Area	MH Grade	Year Built	Cond	Lot Size	View	Situs Address
005	339545	0140	6/13/06	222500	1344	2	1984	2	4694	N	12817 NE 198th Ct
005	339545	0180	8/20/07	150000	1344	2	1985	2	6341	N	12818 NE 198th Ct
005	339545	0200	4/14/06	213500	1352	2	1985	2	5284	N	12818 NE 198th Ct
005	339545	0210	2/15/07	179000	1440	2	1975	2	4663	N	12804 NE 198th Ct
005	339545	0260	3/12/07	210000	1120	2	1985	2	5018	N	12822 NE 199th St.
005	339545	0340	9/7/06	215000	1440	3	1982	2	4946	N	12706 NE 199th ST
005	339545	0360	12/14/05	236000	2128	3	1982	2	5849	Y	12624 NE 199th ST
005	339545	0390	5/12/06	214950	1560	3	1985	2	5486	Y	19813 127th ct ne
005	339545	0400	7/18/06	198940	1152	2	1983	2	4791	Y	19809 127th ct ne
005	339545	0450	4/6/06	184500	1248	2	1981	2	5310	N	19806 127th ct ne
005	339545	0490	5/26/05	210950	1248	2	1984	2	4676	N	12711 NE 199th St
005	339545	0550	2/15/07	223600	1176	2	1983	2	4208	N	19731 Hollyhills DR NE
005	339545	0630	2/18/05	196000	1440	3	1978	2	7103	Y	12605 NE 197th Ct
005	339545	0690	3/20/06	179900	1056	2	1982	2	4045	N	19638 Hollyhills Dr NE
005	339545	0700	3/21/05	228000	1904	3	1985	2	5228	N	19702 Hollyhills Dr NE
005	339545	0710	5/22/06	193000	1152	2	1985	2	4675	N	19708 Hollyhills Dr NE
005	339545	0720	4/7/05	179950	1512	3	1982	2	4675	N	19710 Holly Hills Dr NE
005	339545	0750	7/31/06	207500	1248	2	1983	2	4663	N	12705 128th CT NE
005	339545	0760	9/8/06	239000	1456	3	1986	2	6713	N	19701 128th CT NE
005	339545	0770	5/9/05	235000	1809	3	1981	2	7818	N	19703 128th CT NE
005	339545	0790	11/14/05	183000	1809	3	1982	2	6355	N	19707 128th CT NE
005	339545	0800	8/11/05	214000	1296	3	1985	2	5283	N	19708 128th CT NE
005	339545	0810	5/11/05	226500	1344	3	1983	2	4766	N	12801 NE 197th PL
005	339546	0040	5/16/05	178950	1188	2	1989	2	5079	N	19714 126th Av NE
005	339546	0050	8/22/05	205000	1352	3	1989	2	5225	N	19720 126th Av NE
005	339546	0250	4/13/06	230000	1512	3	1989	2	4617	N	12519 NE 199th ST
005	339546	0340	11/17/06	233000	1296	2	1989	2	4118	N	12509 NE 198th St
005	339546	360	1/9/07	239811	1560	2	1989	2	4653	N	12519 NE 198th St.
005	339546	0390	7/6/06	195000	1056	2	1985	2	4900	N	12516 NE 197th Ct
005	339546	0400	2/13/07	235000	1296	2	1989	2	4052	N	12510 NE 197th Ct
005	339546	0410	6/29/06	187225	1296	2	1989	2	4634	N	12504 NE 197th Ct.
005	339546	0500	3/17/06	237500	1512	2	1990	2	13010	N	19609 126th AV NE
005	339547	0030	7/12/07	190000	1280	2	1987	2	5376	N	12620 NE 189th ST
005	339547	0040	3/14/06	190000	1232	2	1988	2	5717	N	12622 NE 189th St
005	339547	0060	4/23/07	235000	1296	2	1987	2	5948	N	12630 NE 189th ST
005	339547	0070	9/27/06	214000	1120	2	1987	2	5199	N	12634 NE 189th ST
005	339547	0110	3/18/05	175000	1248	3	1988	2	5245	N	18807 128th AV NE
005	339547	0190	2/27/06	150000	1344	3	1987	2	5805	N	18805 127th PI NE
005	339547	0220	6/7/05	201800	1848	2	1987	2	6557	N	18815 127th PL NE
005	339547	0270	3/29/06	272000	1872	3	1987	2	9136	N	12621 NE 189th St

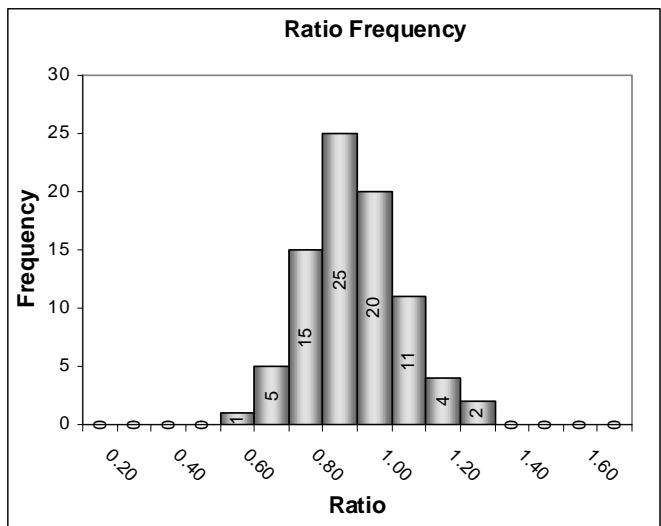
Mobile Home Sales Removed From This Physical Inspection Analysis
Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	339540	0200	12/4/06	130000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	339540	0360	9/20/07	145000	NO MARKET EXPOSURE; MOBILE HOME;
005	339540	0390	7/24/06	135000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	339540	0420	8/29/06	249500	RATIO OUTLIER
005	339540	0560	2/28/05	105000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	339540	0640	3/6/06	135000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	339540	0670	6/29/05	90000	DOR RATIO
005	339540	0680	7/15/05	125000	NEGATIVE MH VAL
005	339540	0880	3/1/05	92000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	339540	0910	11/23/05	100000	DOR RATIO
005	339540	0950	7/15/06	134000	RATIO OUTLIER
005	339540	0970	4/24/06	120000	NEGATIVE MH VAL
005	339541	0010	2/24/06	140000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	339541	0060	8/22/05	105000	NON-REPRESENTATIVE SALE; MOBILE HOME;
005	339543	0110	2/18/05	134000	RATIO OUTLIER
005	339541	0550	8/16/05	130000	NEGATIVE MH VAL
005	339542	0060	12/22/05	91800	QUIT CLAIM DEED
005	339542	0190	9/20/06	70000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	339542	0370	3/5/07	46000	QUIT CLAIM DEED
005	339542	0390	4/7/06	149999	BANKRUPTCY - RECEIVER OR TRUSTEE
005	339542	0430	5/26/06	145000	RATIO OUTLIER
005	339542	0450	11/8/05	102000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	339542	0450	4/27/05	91500	DOR RATIO
005	339543	0440	6/5/06	217000	RATIO OUTLIER
005	339543	0790	8/26/05	155000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	339543	0860	6/1/07	133000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	339544	0040	9/9/05	182650	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	339545	0080	3/17/05	88000	FORCED SALE
005	339545	0160	2/23/07	135800	NON-REPRESENTATIVE SALE; MOBILE HOME;
005	339545	0380	8/26/05	165950	BANKRUPTCY - RECEIVER OR TRUSTEE
005	339545	0430	3/8/05	135600	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	339545	0750	7/31/06	207500	QUIT CLAIM DEED
005	339546	0120	7/9/07	290000	RATIO OUTLIER
005	339546	0270	11/9/06	155000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	339546	0450	4/17/06	56254	QUIT CLAIM DEED
005	339546	0470	1/13/05	81826	QUIT CLAIM DEED

Mobile Home Ratio Study Report (Before)

2007 Assessment

District/Team: NW / Team - 2	Lien Date: 01/01/2007	Date of Report: 6/12/2008	Sales Dates: 1/2005- 12/2007
Area 38	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 83			
<i>Mean Assessed Value</i>	177,000		
<i>Mean Sales Price</i>	201,500		
<i>Standard Deviation AV</i>	26,623		
<i>Standard Deviation SP</i>	33,861		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.892		
<i>Median Ratio</i>	0.892		
<i>Weighted Mean Ratio</i>	0.878		
UNIFORMITY			
<i>Lowest ratio</i>	0.584		
<i>Highest ratio:</i>	1.287		
<i>Coefficient of Dispersion</i>	11.92%		
<i>Standard Deviation</i>	0.138		
<i>Coefficient of Variation</i>	15.44%		
<i>Price Related Differential (PRD)</i>	1.015		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.831		
Upper limit	0.913		
95% Confidence: Mean			
Lower limit	0.862		
Upper limit	0.921		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	496		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.138		
Recommended minimum:	30		
Actual sample size:	83		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	41		
# ratios above mean:	42		
Z:	0.110		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



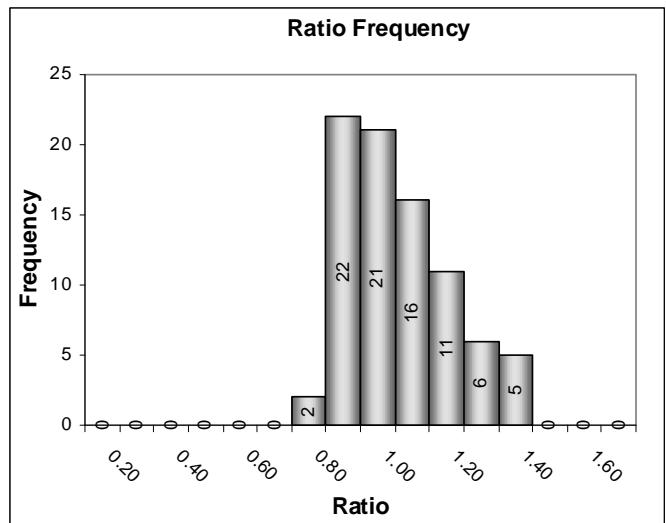
COMMENTS:

1 Unit Mobile Homes in Holly Hills in area 38

Mobile Home Ratio Study Report (After)

2008 Assessment

District/Team: NW / Team - 2	Lien Date: 01/01/2008	Date of Report: 6/11/2008	Sales Dates: 1/2005 - 12/2007
Area 38	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	83		
<i>Mean Assessed Value</i>	199,500		
<i>Mean Sales Price</i>	201,500		
<i>Standard Deviation AV</i>	16,577		
<i>Standard Deviation SP</i>	33,861		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	1.012		
<i>Median Ratio</i>	0.969		
<i>Weighted Mean Ratio</i>	0.990		
UNIFORMITY			
<i>Lowest ratio</i>	0.796		
<i>Highest ratio:</i>	1.355		
<i>Coefficient of Dispersion</i>	12.43%		
<i>Standard Deviation</i>	0.149		
<i>Coefficient of Variation</i>	14.75%		
<i>Price Related Differential (PRD)</i>	1.022		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.950		
Upper limit	1.032		
95% Confidence: Mean			
Lower limit	0.980		
Upper limit	1.044		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	496		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.149		
Recommended minimum:	35		
<i>Actual sample size:</i>	83		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	47		
# ratios above mean:	36		
<i>Z:</i>	1.207		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 Unit Mobile Homes in Holly Hills in area 38

Both assessment level and uniformity have been improved by application of the recommended values.

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and Date of Value Estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

RCW 84.40.030 All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being

put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property Rights Appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) "the entire [fee] estate is to be assessed and taxed as a unit"

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) "the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



King County

Department of Assessments

King County Administration Bldg.
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Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov
<http://www.kingcounty.gov/assessor/>

Scott Noble
Assessor

MEMORANDUM

DATE: January 7, 2008

TO: Residential Appraisers

FROM: Scott Noble, Assessor



SUBJECT: 2008 Revaluation for 2009 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2008. You will perform your appraisals and complete your mass appraisal reports in compliance with Standard 6 of USPAP 2008. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr